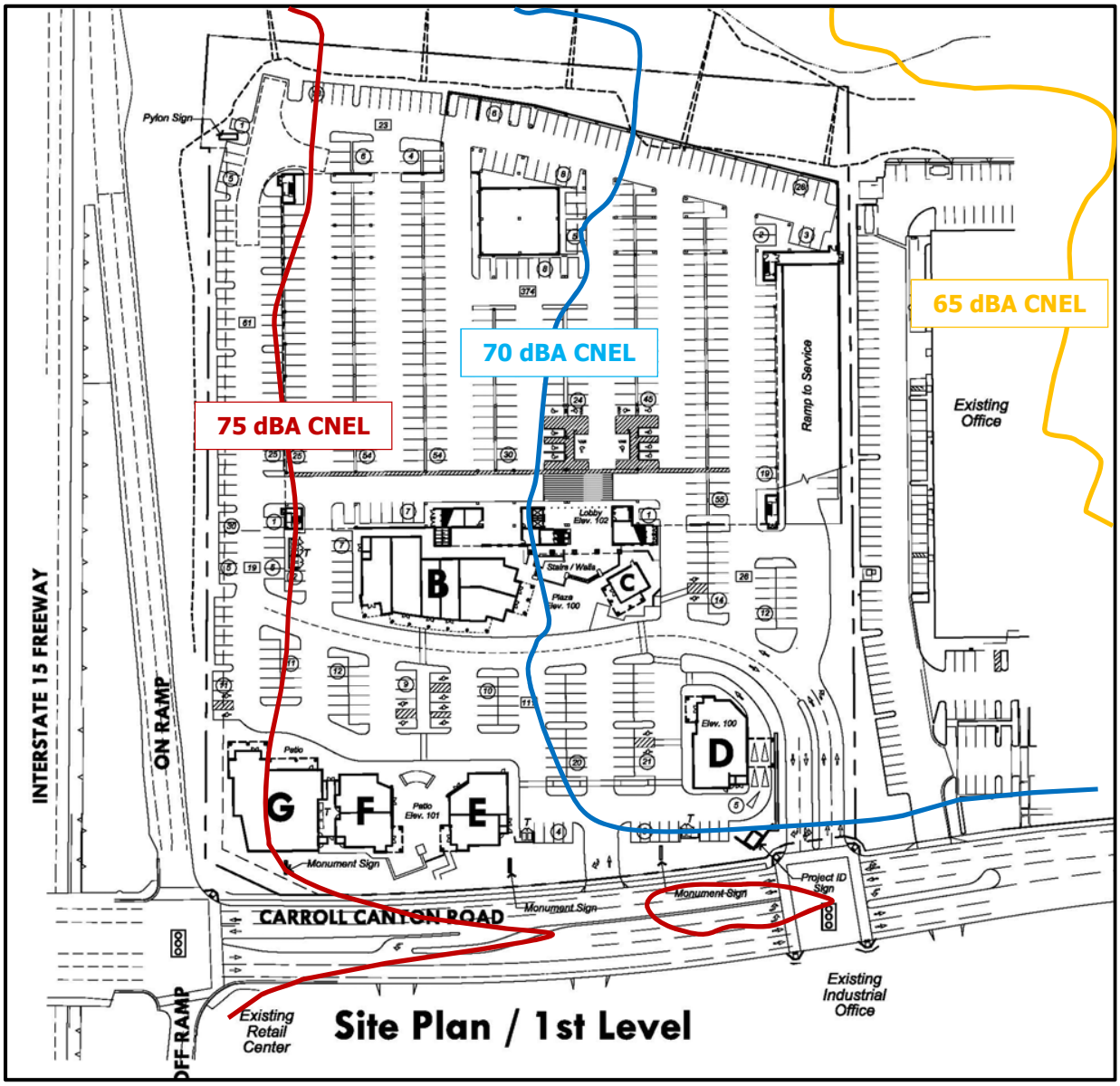


Figure 5.7-3. ***Future Traffic Noise Contours***

Off-Site Project Related Transportation Noise Levels

The off-site project-related roadway segment noise levels were calculated using the methods in the Highway Noise Model published by the Federal Highway Administration. The FHWA Model uses the traffic volume, vehicle mix, speed, and roadway geometry to compute the equivalent noise level. A spreadsheet calculation was used which computes equivalent noise levels for each of the time periods used in the calculation of CNEL. Weighting these equivalent noise levels and summing them gives the CNEL for the traffic projections. The noise contours are then established by iterating the equivalent noise level over many distances until the distance to the desired noise contour(s) are found.

Because mobile/traffic noise levels are calculated on a logarithmic scale, a doubling of the traffic noise or acoustical energy results in a noise level increase of 3 dBA. Therefore, the doubling of the traffic volume, without changing the vehicle speeds or mix ratio, results in a noise increase of 3 dBA. Mobile noise levels radiate in an almost oblique fashion from the source and drop off at a rate of 3 dBA for each doubling of distance under hard site conditions and at a rate of 4.5 dBA for soft site conditions. Hard site conditions consist of concrete, asphalt, and hard pack dirt, while soft site conditions exist in areas having slight grade changes, landscaped areas, and vegetation. Hard site conditions, to be conservative, were used to develop the identified noise contours and analyze noise impacts along all roadway segments. The future traffic noise model utilizes a typical, conservative vehicle mix of 95 percent autos, three percent medium trucks, and two percent heavy trucks for all analyzed roadway segments. The vehicle mix provides the hourly distribution percentages of automobile, medium trucks, and heavy trucks for input into the FHWA Model.

Community noise level changes greater than 3 dBA are often identified as audible and considered potentially significant, while changes less than 1 dBA will not be discernible to local residents. In the range of 1 to 3 dBA, residents who are very sensitive to noise may perceive a slight change. There is no scientific evidence available to support the use of 3 dBA as the significance threshold; community noise exposures are typically over a long time period rather than the immediate comparison made in a laboratory situation. Therefore, the level at which changes in community noise levels become discernible is likely greater than 1 dBA, and 3 dBA appears to be appropriate for most people. For the purposes of this analysis, a direct roadway noise impacts would be considered significant if the project increases noise levels for a noise sensitive land use by 3 dBA CNEL and if the project increases noise levels above an unacceptable noise level per the City's General Plan in the area adjacent to the roadway segment.

To determine if direct off-site noise level increases associated with the development of the project would create noise impacts, the noise levels for the near term conditions were compared with the noise level increase projected for when the project is fully built. Utilizing the project's traffic assessment, noise contours were developed for the following traffic scenarios:

- Near Term: Traffic projections at the time the proposed project would open without project traffic.
- Near Term Plus Project: Projected Near Term conditions plus the added noise from the proposed project related traffic.
- Near Term vs. Near Term Plus Project: Comparison between the Near Term conditions without the project and Near Term traffic with the project

The noise levels and reference distances to the 65 dBA CNEL contours for the roadways in the vicinity of the project site are given in Table 5.7-11, *Near Term noise Levels without Project*, for the Near Term Scenario, and in Table 5.7-12, *Near Term + Project Noise Levels*, for the Near Term Plus Project Scenario. Table 5.7-13, *Near Term vs. Near Tem + Project Noise Levels*, presents the comparison of the Near Term Scenario with and without project related noise levels. The overall roadway segment noise levels will increase from 0.3 dBA CNEL to 1.4 dBA CNEL with the development of the project.

The project does not create a direct noise increase of more than 3 dBA CNEL on any roadway segment. Therefore, the project's direct contributions to off-site roadway noise increases will not cause any significant impacts to any existing or future noise sensitive land uses. Note that the values given do not take into account the effect of any noise barriers, structures, or topography that may affect roadway noise levels.

Table 5.7-11. *Near Term Noise Levels without Project*

Roadway Segment	*ADT*[1]	*Vehicle Speeds (MPH)*[1]	*Noise Level at 50 Feet (dBA CNEL)*	*65 dBA CNEL Contour Distance (Feet)*
Carroll Canyon Road				
Black Mountain Road to I-15	16,807	40	70.4	544
I-15 to Project Access	19,144	40	70.9	619
Project Access to Businesspark Avenue	19,144	40	70.9	619
Businesspark Avenue to Scripps Ranch Boulevard	15,241	40	69.9	493

[1] Source: Project Traffic study prepared by LOS Engineering, 2012

Table 5.7-12. *Near Term + Project Noise Levels*

Roadway Segment	*ADT*[1]	*Vehicle Speeds (MPH)*[1]	*Noise Level @ 50-Feet (dBA CNEL)*	*65 dBA CNEL Contour Distance (Feet)*
Carroll Canyon Road				
Black Mountain Road to I-15	18,013	40	70.7	583
I-15 to Project Access	26,442	40	72.3	855
Project Access to Businesspark Avenue	21,131	40	71.4	683
Businesspark Avenue to Scripps Ranch Boulevard	16,376	40	70.3	530

[1] Source: Project Traffic study prepared by LOS Engineering, 2012

Table 5.7-13. *Near Term vs. Near Term + Project Noise Levels*

Roadway Segment	*Existing Noise Level at 50 Feet (dBA CNEL)*	*Existing Plus Project Noise Level at 50 Feet (dBA CNEL)*	*Project Related Direct Noise Level Increase (dBA CNEL)*
Carroll Canyon Road			
Black Mountain Road to I-15	70.4	70.7	0.3
I-15 to project Access	70.9	72.3	1.4
Project Access to Businesspark Avenue	70.9	71.4	0.4
Businesspark Avenue to Scripps Ranch Boulevard	69.9	70.3	0.3

NOTE: Sound levels provided are worst-case and do not take into account topography or shielding from barriers.

Significance of Impacts
The future noise levels at the outdoor areas of the proposed project were found to be below the City's 75 dBA CNEL standards for commercial retail uses. Therefore, no impacts are anticipated and no mitigation is required.

The proposed project is near the MCAS Miramar over flight areas but is not within any of the noise contours due to infrequent aircraft over flights and the altitude at which the aircraft are operating when passing near the site. Noise from MCAS Miramar would not be expected to exceed 60 dBA CNEL and therefore no mitigation to any structures or sensitive land uses due to aircraft are required.

The project does not create a direct impact of more than 3 dBA CNEL on any roadway segment. Therefore, the project's direct contributions to off-site roadway noise increases will not cause any significant impacts to any existing or future noise sensitive land uses. No mitigation is required.

Mitigation Measures
The proposed project would not result in significant operational noise impacts. No mitigation measures are required.

Issue 2
Would the project result in the exposure of people to noise levels which exceed the City's adopted noise ordinance or are incompatible with the City's Land Use-Noise Compatibility guidelines?

Impact Analysis
As evaluated under *Issue 1*, the proposed project would not result in the exposure of people to noise levels that exceed the City's adopted noise ordinance or are incompatible with the City's noise guidelines. The future noise levels at the outdoor areas would be below the City's 75 dBA CNEL standards for commercial retail uses. The proposed project is near MCAS Miramar overflight area, but is not within any of the noise contours due to infrequent aircraft over flights and the altitude the aircraft are operating at when passing near the site. Noise from MCAS Miramar would not be expected to exceed 60 dBA CNEL and therefore no mitigation to any structures or sensitive land uses due to aircraft. The project does not create a direct impact of more than 3 dBA CNEL on any roadway segment. Therefore, no significant noise impacts would result.

Significance of Impacts
The proposed project would not result in the exposure of people to noise levels that exceed the City's adopted noise ordinance or are incompatible with the City's noise guidelines. No significant noise impacts would occur.

Mitigation Measures
The proposed project would not result in significant noise impacts. No mitigation measures are required.

Issue 3

Would the project cause exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan or an adopted airport Comprehensive Land Use Plan?

Impact Analysis

As evaluated under *Issue 1*, the project does not create a direct impact of more than 3 dBA CNEL on any roadway segment. The project would not cause exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan. Therefore, no significant noise impacts would result.

As shown in Figure 2-9, *MCAS Miramar – Airport Influence Area Map*, the Carroll Canyon Commercial Center project area is located within the AIA identified in the Airport Land Use Compatibility Plan (ALUCP) for MCAS Miramar. The project site is within Review Area 1. Review Area 1 consists of locations where noise and/or safety concerns may necessitate limitations on the types of land uses. Relative to noise concerns, Review Area 1 encompasses locations exposed to noise levels of *CNEL* 60 dB or greater. As shown in Figure 5.1-4, *MCAS Miramar Compatibility Policy Map: Noise*, the project site is within the 60 – 65 dB CNEL Noise Exposure Contour for MCAS Miramar.

The project proposed community-serving commercial retail uses. As shown in Table 5.7-1. *City of San Diego Noise Compatibility Guidelines*, the project is compatible with noise levels of 60 – 65 dB CNEL. Therefore, the project would be compatible with the ALUCP noise regulations, and no impacts would result due to aircraft noise from operations at MCAS Miramar.

Significance of Impacts

The project would not cause exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan. Therefore, no significant noise impacts would result.

Mitigation Measures

The proposed project would not result in significant noise impacts. No mitigation measures are required.

Issue 4

Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above existing without the project?

Impact Analysis

Relative to the proposed project, a *potential or periodic increase in ambient noise levels* would be associated with construction that would occur with the project. Construction noise represents a short-term impact on the ambient noise levels. Noise generated by construction equipment includes haul trucks, water trucks, graders, dozers, loaders, and scrapers and can reach relatively high levels. Grading activities typically represent one of the highest potential sources for noise impacts. The most effective method of controlling construction noise is through local control of construction hours and by limiting the hours of construction to normal weekday working hours.

Division 4 of Article 9.5 of the City of San Diego Municipal Code addresses the limits of disturbing or offensive construction noise. The Municipal Code states that with the exception of an emergency, it should be unlawful to conduct any construction activity so as to cause, at or beyond the property lines of any property zoned residential, an average sound level greater than 75 decibels during the 12-hour period from 7:00 a.m. to 7:00 p.m.

The U.S. EPA has compiled data regarding the noise generating characteristics of specific types of construction equipment. Noise levels generated by heavy construction equipment can range from 60 dBA to in excess of 100 dBA when measured at 50 feet. However, these noise levels diminish rapidly with distance from the construction site at a rate of approximately 6 dBA per doubling of distance. For example, a noise level of 75 dBA measured at 50 feet from the noise source to the receptor would be reduced to 69 dBA at 100 feet from the source to the receptor, and reduced to 63 dBA at 200 feet from the source.

Using a point-source noise prediction model, calculations of the expected construction noise levels were completed. The essential model input data for these performance equations include the source levels of the equipment, source to receiver horizontal and vertical separations, the amount of time the equipment is operating in a given day (also referred to as the duty-cycle), and any transmission loss from topography or barriers.

Based on the EPA noise emissions, empirical data, and the amount of equipment needed, worst-case noise levels from the construction equipment operations that would occur during the base operations (grading/site preparation). The construction schedule identifies that grading activities would occur in a single phase all at the same time, with anticipated equipment including two dozers, two backhoes, several haul trucks, a roller compactor, and a water truck. Due to physical constraints and normal site preparation operations, most of the equipment would be spread out over the site. Based upon the proposed Site Plan, the majority of the grading operations would occur more than 300 feet from the nearest property lines, with the exception of the minor grading needed for the proposed southern portions of the site where grading would occur at an average distance as close as 110 to 180 feet from the existing uses to the south.

Therefore, the worst-case noise condition would occur when the construction equipment is working in close proximity to each other at an average distance of approximately 100 feet from the southern property line.

The noise levels utilized in this analysis are shown in Table 5.7-15, *Construction Noise Levels*. The amount of time the equipment would be utilized over an eight-hour period at this distance from the property line is also given and factored into the average noise level calculations. This is referred to as the duty-cycle.

Table 5.7-14. *Construction Noise Levels*

Construction Equipment	Quantity	Source Level @ 50-Feet (dBA)*	Duty Cycle (Hours/Day)	Cumulative Noise Level @ Property Line (dBA)
Haul Truck	4	75	4	78.0
Dozer	2	72	6	73.8
Backhoe	2	74	6	75.8
Roller Compactor	1	73	6	71.8
Water Truck	1	70	6	68.8
Cumulative Noise Levels @ 50-Feet (dBA)				**81.7**
Nearest Average Distance (Feet)				**110**
Anticipated Property Line Noise Level @ 110-Feet (dBA)				**74.8**

*Source: U.S. Environmental Protection Agency (U.S. EPA), 1971 and Empirical Data

As can be seen in Table 5.7-9, with the equipment working closely together, the cumulative noise levels at an average distance of 110 feet would be 74.8 dBA at the nearest property line. Therefore, the average noise level would be below the 75 dBA threshold, and no impacts are anticipated.

The construction equipment would be spread out over the project site from average distances of more than 300-feet from the nearest property lines with the exception of the minor grading needed for the proposed southern portions of the site where grading would occur at an average distance as close as 110 to 180 feet from the existing uses to the south. Based upon the calculations of the noise levels when construction equipment is located near the property line, the average noise levels would be 74.8 dBA and does not exceed the 75-dBA standard; as a result, no impacts would occur and no mitigation measures are required.

Significance of Impacts

The construction equipment would be spread out over the project site from average distances of more than 300 feet from the nearest property lines with the exception of the minor grading needed for the proposed southern portions of the site where grading would occur at an average distance as close as 110 to 180 feet from the existing uses to the south. Based upon the calculations of the noise levels when construction equipment is located near the property line, the average noise levels are anticipated not to exceed the 75-dBA standard; no impacts would occur. No mitigation measures are required.

Mitigation Measures

The proposed project would not result in substantial temporary or periodic increase in ambient noise levels in the project vicinity above existing without the project. No mitigation measures are required.

5.8 BIOLOGICAL RESOURCES

The project site has been graded and fully developed as a 76,241-square-foot office development encompassing two office buildings, surface parking, and landscaping. BLUE Consulting Group prepared a *Biological Assessment Report* (July 31, 2012), which evaluates the potential for impacts to biological resources associated with the Carroll Canyon Commercial Center project. The Carroll Canyon Commercial Center project site was surveyed on July 2, 2012, by BLUE biologists. Additionally, general and rare biological resource surveys were conducted. The *Biological Assessment Report* is summarized in this section, and the entire report is included as Appendix F to this EIR.

5.8.1 Existing Conditions

The proposed Carroll Canyon Commercial Center project site consists of approximately 9.52 gross acres (9.3 net acres) of land developed as an existing office complex. Table 5.8-1, *Biological Resources On-Site*, provides a list of on-site biological resources. I-15 borders the western edge of the project; commercial development is located immediately south of the project site; industrial land uses are located south, southeast, and east of the project site. Open space drainage occurs north of the project site.

Table 5.8-1. *Biological Resources On-Site*

Habitat	Existing (acres)
Urban/Eucalyptus (Tier IV)	2.09
Developed Area (Tier IV)	7.43
TOTAL	9.52

Since the site has been previously graded and developed, a majority of the on-site and off-site conditions consists of non-native habitat and developed lands. The property currently supports Developed and Urban Disturbed/Eucalyptus Landscaping. Figure 5.8-1, *Existing Vegetation*, shows the existing vegetation occurring on the project site.

Flora

The project site supports developed lands and urban landscaping. Table 5.8-1, *Biological Resources On-Site*, summarizes acreages of existing habitats surveyed on-site and off-site.

The developed lands on-site comprise of 7.43 acres of the project site. These areas include buildings, hardscape improvements, surface parking, and recently ornamental vegetation. No native vegetation grows in these areas. The remaining 2.09 acres of the project site are vegetated with urban landscaping and eucalyptus trees with only a few native plant species occurring on the project site. Table 5.8-2, *Plant Species Observed On-Site*, includes a list of the plants found on the project site.

Fauna

Wildlife use of the property is limited as would be expected from an urban developed property. Little diversity, shelter, or food is available for use by wildlife. Species observed are typical of urbanized or ruderal areas and lack the typical diversity observed in native habitats or non-native grasslands. Table 5.8-3, *Wildlife Species Observed On-Site*, includes a list of the wildlife found on the project site.

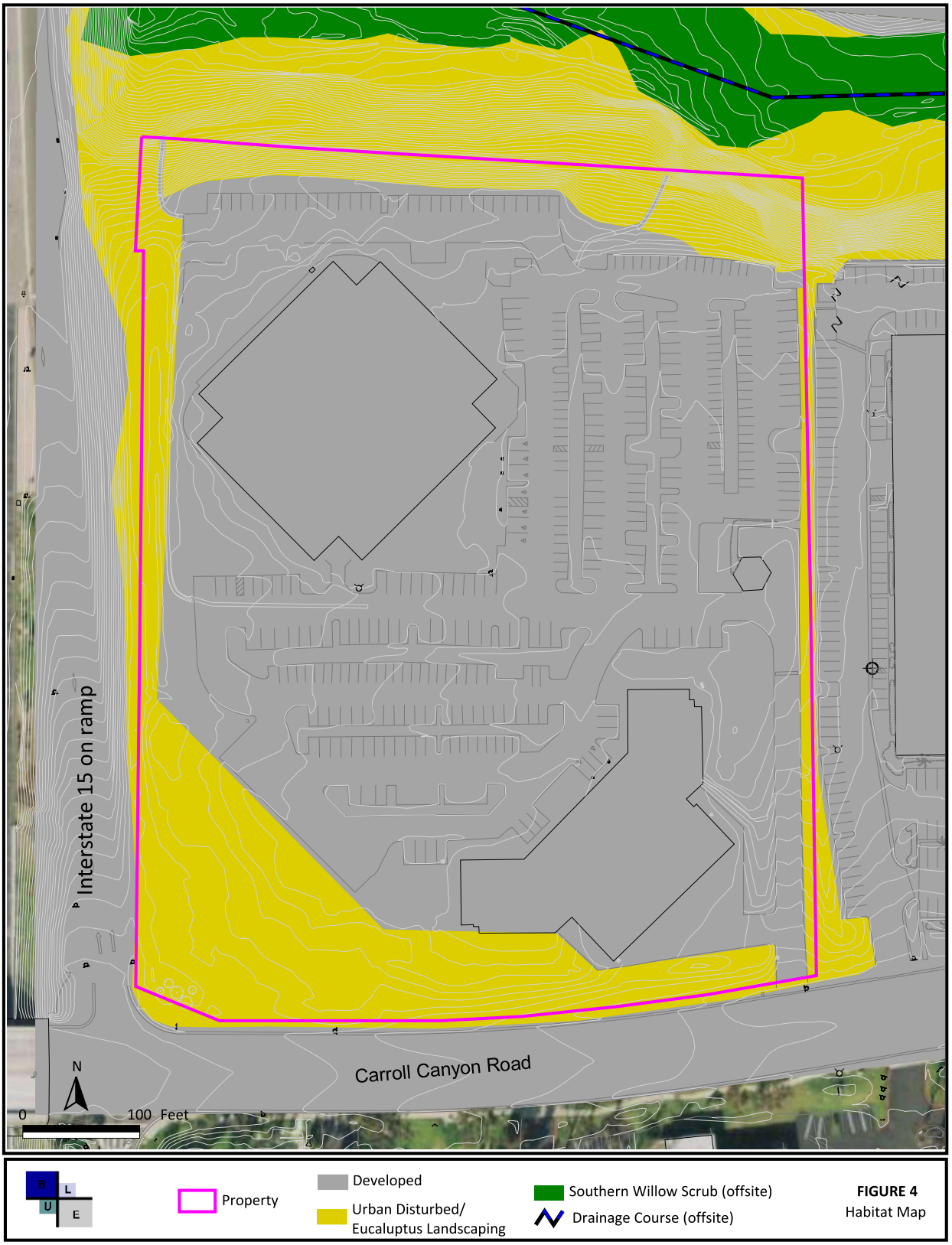


Figure 5.8-1. *Existing Vegetation*

Table 5.8-2. *Plant Species Observed On-Site*

Species Name	Common Name	Habitat	Origin
Atriplex semibaccata R.Br.	Austrialian saltbrush	Developed, Urban/Distrubed	I
Avena sp.	Wild oats	Developed, Urban/Distrubed	N
Brassica nigra (L.) Koch.	Black mustard	Developed, Urban/Distrubed	I
Bromus diandrus Roth.	Ripgut grass	Developed, Urban/Distrubed	I
Bromus madritensis L. ssp. *rubens* (I.) Husnot	Foxtail chess	Developed, Urban/Distrubed	I
Carpobrotus edulis	Hottentot fig	Developed, Urban/Distrubed	I
Centaurea melitensis L.	Tocolote, star-thistle	Developed, Urban/Distrubed	I
Chamaesyce albomarginata (Torrey & A. Gray) Small	Rattlesnake weed	Developed, Urban/Distrubed	N
Adenostoma fasciculatum Hook. & Arn.	Chamise	Urban/Distrubed	N
Chrysanthemum sp.	Chrysanthemum	Developed, Urban/Distrubed	I
Eriogonum fasciculatum Benth. var. *fasciculatum*	California buckwheat	Developed, Urban/Distrubed	N
Eucalyptus spp.	Eucalyptus	Developed, Urban/Distrubed	I
Heteromeles arbutifolia (Lindley) Roemer	Toyon, Christmas berry	Urban/Distrubed	N
Melilotus sp.	Sweet clover	Developed, Urban/Distrubed	I
Salsola tragus L.	Russian thistle, tumbleweed	Developed, Urban/Distrubed	I
Sisymbrium sp.	Mustard	Developed, Urban/Distrubed	I

ORIGIN
N = Native to locality
I = Intriduced species from outside locality

Table 5.8-3. *Wildlife Species Observed On-Site*

Common Name	Species Name	Occupied Habitat	Evidence of Occurrence
Birds			
American crow	*Corvus brachyrhynchos*	Developed Area	O, F
House finch	*Carpodacus mexicanus frontalis*	Developed Area	O, F
Mammals			
California ground squirrel	*Spermophilus beecheyi*	Developed Area	O, B

EVIDENCE OF OCCURANCE
F = Flying overhead
O = Observed
B = Burrow

Sensitive Resources

The project site is located within the City's Multiple Species Conservation Program (MSCP) area and outside of the Coastal Overlay Zone and Multi-Habitat Planning Area (MHPA) boundary. The sensitive resources on-site shall be protected, preserved, and where damaged, restored according to the Environmentally Sensitive Lands (ESL) Regulations. The proposed project has been designed to meet or exceed those regulations.

State and Federal agencies regulate sensitive species and require an assessment of their presence or potential presence to be conducted on-site prior to the approval of any proposed development on a property. Species will be considered sensitive if they are: (1) listed or proposed for listing by state or federal agencies as threatened or endangered; (2) on List 1B (considered endangered throughout its range) or List 2 (considered endangered in California but more common elsewhere) of the California Native Plant Society's (CNPS) *Inventory of Rare and Endangered Vascular Plants of California*; (3) within the Multiple Species Conservation Program (MSCP) list of species evaluated for coverage or list of narrow endemic plant species; or (4) considered fully protected, sensitive, rare, endangered, or threatened by the State of California and Natural Diversity Data Base (NDDB), or other local conservation organizations or specialists. California fully protected is a designation adopted by the State of California prior to the creation of the State Endangered Species Act and is intended as protection from harm or harassment.

Noteworthy plant species are considered to be those which are on List 3 (more information about the plant's distribution and rarity needed) and List 4 (plants of limited distribution) of the CNPS Inventory. Sensitive habitat types are those identified by the NDDB, Holland (1986), and/or those considered sensitive by other resource agencies. Additionally, the City's Environmentally Sensitive Lands Ordinance (LDC Section 143.0101) requires that sensitive resources be protected, preserved, and, where damaged, restored.

Determination of the potential occurrence for listed, sensitive, or noteworthy species are based upon known ranges and habitat preferences for the species; species occurrence records from the NDDB; and species occurrence records from other sites in the vicinity of the project site. No sensitive plant communities or habitats were observed on-site or are expected to occur due to the fully developed nature of the project site. A natural drainage corridor/canyon occurs off-site to the north of the project site and is within 100 feet of the northern property line. This area supports an ephemeral drainage and southern willow scrub. Several other sensitive species are known to occur in the vicinity of the project site. However, due to the developed and urban/disturbed nature of the property these species are not considered as potentially occurring on-site based on the lack of supporting native vegetation communities.

No sensitive wildlife was observed or expected to occur onsite. Sensitive animals that are either known to occur in the vicinity or have a potential to be present on-site are listed in Table 5.8-4, *Sensitive Species Observed or with the Potential to Occur On-Site* based on the ranges and habitat requirements of these species. Table 5.8-4 also includes the likelihood of occurrence for these species. Overall, there is no potential for sensitive species on-site due to the pre-existing developed nature of the property; no native habitat is present.

5.8.2 Impact Analysis

Thresholds of Significance

The City of San Diego *Development Services Department Significance Determination Thresholds* (City of San Diego 2011) is used to determine whether the project could have a significant impact on biological resources. A project could result in significant biological impacts if it would result in:

- A substantial adverse impact, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in the MSCP or other local or regional plans, policies or regulations, or by the California Department of Fish and Game (CDFG) or U.S. Fish and Wildlife Service (USFWS);
- A substantial adverse impact on any Tier I Habitats, Tier II Habitats, Tier IIIA Habitats, or Tier IIIB Habitats as identified in the Biology Guidelines of the Land Development Manual or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFG or USFWS;
- A substantial adverse impact on wetlands (including, but not limited to, marsh, vernal pool, riparian, etc.) through direct removal, filling, hydrological interruption, or other means;
- Interfering substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, including linkages identified in the MSCP Plan, or impede the use of native wildlife nursery sites;
- A conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or State habitat conservation plan, either within the MSCP plan area or in the surrounding region;
- Introducing land use within an area adjacent to the MHPA that would result in adverse edge effects;
- A conflict with any local policies or ordinances protecting biological resources; or
- An introduction of invasive species of plants into a natural open space area.

Table 5.8-4. *Sensitive Species Observed(†) or with the Potential to Occur On-Site*

Species	State/Federal Status	City of San Diego Status	CNPS List/Code	Typical Habitat/Comments
Acanthomintha ilicifolia San Diego thornmint	CE/FT	NE, MSCP	1B/2-3-2	Chaparral, coastal sage scrub, valley and foothill grassland/clay soils. Low potential to occur.
Ambrosia pumila San Diego ambrosia	-/-	NE, MSCP	1B/3-2-2	Creekbeds, seasonally dry drainages, floodplains. No suitable habitat. Low potential to occur.
Arctostaphylos glandulosa ssp. *crassifolia* Del Mar Manzanita	-/FE	MSCP	1B/3-3-2	Southern maritime chaparral. No suitable habitat. Not observed on-site.
Artemisia palmeri San Diego sagewort	-/-	-	2/2-2-1	Coastal sage scrub, chaparral, riparian. Low potential to occur.
Baccharis vanessae Encinitas coyote bush	CE/FT	NE, MSCP	1B/2-3-3	Chaparral. Not observed on-site.
Brodiaea filifolia Thread-leaved brodiaea†	CE/FT	MSCP	1B/3-3-3	Valley and foothill grassland, vernal pools. Low potential to occur.
Brodiaea orcuttii Orcutt's brodiaea	-/-	MSCP	1B/1-3-2	Closed-cone coniferous forest, meadows, cismontane woodland, valley and foothill grassland, vernal pools. Low potential to occur.
Chorizanthe polygonoides var. *longispina* Long-spined spineflower	-/-	-	1B/2-2-2	Open chaparral, coastal sage scrub, montane meadows, valley and foothill grasslands; vernal pools/clay. Low potential to occur.
Dichondra occidentalis Western dichondra†	-/-	-	4/1-2-1	Chaparral, cismontane woodland, coastal sage scrub, valley and foothill grassland, generally post-burn. Low potential to occur.
Ferocactus viridescens Coast barrel cactus	-/-	MSCP	2/1-3-1	Chaparral, coastal sage scrub, valley and foothill grassland. Not observed on-site.
Harpangonella palmeri var. *palmeri* Palmer's grappling hook†	-/-	-	2/1-2-1	Chaparral, coastal sage scrub, valley and foothill grassland. Low potential to occur.
Juncus acutus ssp. leopoldii Spiny rush†	-/-	-	4/1-2-1	Coastal dunes (mesic) meadows (alkaline), coastal salt marsh. Not observed on-site.
Lessingia filaginifolia var. *filaginifolia* (=*Corethrogyne filaginifolia* var. *incana*) San Diego sand aster	-/-	-	1B/2-2-2	Coastal sage scrub, chaparral. Low potential to occur.

Table 5.8-4. *Sensitive Species Observed(†) or with the Potential to Occur On-Site*

Species	State/Federal Status	City of San Diego Status	CNPS List/Code	Typical Habitat/Comments
Muilla clevelandii San Diego goldenstar	-/-	MSCP	1B/2-2-2	Chaparral, coastal sage scrub, valley and foothill grassland. Low potential to occur
Quercus dumosa Nuttall's scrub oak†	-/-	-	1B/2-3-2	Coastal chaparral. Low potential to occur.
Tetracoccus dioicus Parry's tetracoccus	-/-	MSCP	1B/3-2-2	Chaparral, coastal sage scrub. Low potential to occur.

Species	Status	Habitat	Occurrence/Comments*
INVERTEBRATES			
Euphydryas editha quino Quino checkerspot butterfly	FE, MSCP	Open, dry areas in foothills, mesas, lake margins. Larval host plant *Plantago erecta.*	No suitable habitat present. Low potential to occur on-site
Euphyes vestris harbisoni Harbison's dun skipper	MSCP	Riparian habitats. Larval host plant *Carex spissa.*	No suitable habitat present. Low potential to occur on-site.
AMPHIBIANS			
Spea hammondii Western spadefoot	CSC, MSCP	Vernal pools, floodplains, and alkali flats within areas of open vegetation.	No suitable habitat present. Low potential to occur on-site.
REPTILES			
Clemmys marmorata pallida Southwestern pond turtle	CSC, FSS, MSCP	Ponds, small lakes, marshes, slow-moving, sometimes brackish water.	No suitable habitat present. Low potential to occur on-site.
Phrynosoma coronatum blainvillii San Diego horned lizard	CSC, MSCP, *	Chaparral, coastal sage scrub with fine, loose soil. Partially dependent on harvester ants for forage.	No suitable habitat present. Low potential to occur on-site.
Cnemidophorus hyperythrus beldingi *Belding's orangethroat whiptail*	CSC, MSCP	Chaparral, coastal sage scrub with coarse sandy soils and scattered brush.	No suitable habitat present. Low potential to occur on-site.
Anniella pulchra pulchra Silvery legless lizard	CSC	Herbaceous layers with loose soil in coastal scrub, chaparral, and open riparian habitats. Prefers dunes and sandy washes near moist soil.	No suitable habitat present. Low potential to occur on-site.
Salvadora hexalepis virgultea Coast patch-nosed snake	CSC	Grasslands, chaparral, sagebrush, desert scrub. Found in sandy and rocky areas.	No suitable habitat present. Low potential to occur on-site.
Crotalus exsul (= C. ruber ruber) Red diamond rattlesnake	CSC	Desert scrub and riparian habitats, coastal sage scrub, open chaparral, grassland, and agricultural fields.	No suitable habitat present. Low potential to occur on-site.

Species	Status	Habitat	Occurrence/Comments*
BIRDS			
Ardea Herodias Great blue heron (rookery site)	*	Bays, lagoons, ponds, lakes. Non-breeding year-round visitor, some localized breeding.	No suitable habitat present. Low potential to occur on-site.
Ardea alba Great egret (rookery site)	*	Lagoons, bays, estuaries. Ponds and lakes in the coastal lowland. Winter visitor, uncommon in summer.	No suitable habitat present. Low potential to occur on-site.
Elanus leucurus White-tailed kite (nesting	CFP, *	Nest in riparian woodland, oaks, sycamores. Forage in open, grassy areas. Year-round resident.	Low potential to nest on-site.
Circus cyaneus Northern harrier (nesting)	CSC, MSCP	Coastal lowland, marshes, grassland, agricultural fields. Migrant and winter resident, rare summer resident.	Low potential to nest on-site.
Accipiter striatus Sharp-shinned hawk	CSC	Open deciduous woodlands, forests, edges, parks, residential areas. Migrant and winter visitor.	Low potential to nest on-site.
Accipiter cooperii Cooper's hawk (nesting)	CSC, MSCP, HMP	Mature forest, open woodlands, wood edges, river groves. Parks and residential areas. Migrant and winter visitor.	No suitable habitat present. Low potential to nest on-site.
Buteo regalis Ferruginous hawk (wintering)	CSC	Require large foraging areas. Grasslands, agricultural fields. Uncommon winter resident.	No suitable habitat present. Low potential to nest on-site.
Aquila chrysaetos Golden eagle (nesting and wintering)	CSC, CFP, BEPA, MSCP	Require vast foraging areas in grassland, broken chaparral, or sage scrub. Nest in cliffs and boulders. Uncommon resident.	No suitable habitat present. Low potential to nest on-site.
Falco columbarius Merlin	CSC	Rare winter visitor. Grasslands, agricultural fields, occasionally mud flats.	No suitable habitat present. Low potential to nest on-site.
Falco mexicanus Prairie falcon (nesting)	CSC	Grassland, agricultural fields, desert scrub. Uncommon winter resident. Rare breeding resident. Breeds on cliffs.	No suitable habitat present. Low potential to nest on-site.
Coccyzus americanus occidentalis Western yellow-billed cuckoo (breeding)	SE	Large riparian woodlands. Summer resident. Very localized breeding.	Only a few recent sightings in county; not expected to occur. No suitable habitat present.

Species	Status	Habitat	Occurrence/Comments*
Speotyto cunicularia hypugaea Western burrowing owl (burrow sites)	CSC, MSCP, HMP	Grassland, agricultural land, coastal dunes. Require rodent burrows. Declining resident.	No suitable habitat present. Low potential to nest on-site.
Empidonax traillii extimus Southwestern willow flycatcher	SE, FE, FSS, MSCP	Nesting restricted to willow thickets. Also occupies other woodlands. Rare spring and fall migrant, rare summer resident. Extremely localized breeding.	No suitable habitat present. Low potential to nest on-site.
Eremophila alpestris actia California horned lark	CSC	Sandy shores, mesas, disturbed areas, grasslands, agricultural lands, sparse creosote bush scrub.	No suitable habitat present. Low potential to nest on-site.
Campylorhynchus brunneicapillus couesi Coastal cactus wren	CSC, MSCP, *	Maritime cuccelent scrub, coastal sage scrub with *Opuntia* thickets. Rare localized resident.	No suitable habitat present. Low potential to nest on-site.
Polioptila californica californica Coastal California gnatcatcher	FT, CSC, MSCP	Coastal sage scrub, martitime succulent scrub. Resident.	No suitable habitat present. Low potential to nest on-site.
Lanius ludovicianus Loggerhead shrike	CSC	Open foraging areas near scattered bushes and low trees.	No suitable habitat present.
Vireo bellii pusillus Least Bell's vireo (nesting)	SE, FE, MSCP	Willow riparian woodlands. Summer resident.	No suitable habitat present.
Dendroica petechial brewsteri Ywllow warbler (nesting)	CSC	Breeding restricted to riparian woodland. Spring and fall migrant, localized summer resident, rare winter visitor.	No suitable habitat present.
Icteria virens Yellow-breasted chat (nesting)	CSC, MSCP	Dense riparian woodland. Localized summer resident.	No suitable habitat present.
Aimophola ruficeps canescens Souther California rufous-crowned sparrow	CSC, MSCP	Coastal sage scrub, grassland. Resident.	No suitable habitat present.
Amphispiza belli belli Bell's sage sparrow	CSC, MSCP	Chaparral, coastal sage scrub. Localized resident.	No suitable habitat present.
Agelaius tricolor Tricolored blackbird	CSC, MSCP	Freshwater marshes, agricultural areas, lakeshores, parks. Localized resident.	No suitable habitat present. Low to marginal potential to nest on-site.
Guiraca caerulea Blue grosbeak (nesting)	*	Riparian woodland edges, mule fat thickets. Summer resident, spring and fall migrant, winter	No suitable habitat present.

Species	Status	Habitat	Occurrence/Comments*
		visitor.	
MAMMALS			
Corynorhinus townsendii pallescens Pale big-eared bat	CSC	Caves, mines, buildings. Found in a variety of habitats, arid and mesic.	Individual or colonial. Extremely sensitive to disturbance; marginal roosting habitat present. Not expected to occur.
Corynorhinus townsendii townsendii Townsend's western big-eared bat	CSC, MSCP	Caves, mines, buildings. Found in a variety of habitats, arid and mesic.	Individual or colonial. Extremely sensitive to disturbance; marginal roosting habitat present. Not expected to occur.
Eumops perotis californicus Western mastiff bat	CSC, MSCP	Woodlands, rocky habitat, arid and semiarid lowlands, cliffs, crevices, buildings, tree hollows.	Marginal roosting habitat present. Low potential to occur on-site.
Lepus californicus bennettii San Diego black-tailed jackrabbit	CSC, MSCP	Open areas of scrub, grasslands, agricultural fields.	No suitable habitat present.
Perognathus longimembris pacificus Pacific little pocket mouse	FE, CSC, MSCP	Open coastal sage scrub; fine, alluvial sands near ocean.	No suitable soils. Not expected to occur.
Chaetodipus fallax fallax Northwestern San Diego pocket mouse	CSC, MSCP	San Diego County west of mountains in sparse, disturbed coastal sage scrub or grasslands with sandy soils.	No suitable habitat present.
Neotoma lepida intermedia San Diego desert woodrat	CSC	Coastal sage scrub and chaparral.	No suitable habitat present.

Status Codes:
FE = Listed as endangered by the Federal government
FT = Listed as threatened by the Federal government
FPE = Federally proposed endangered
FPT = Federally proposed threatened
SE/CE = Listed as endangered by the State of California
CR = State listed, rare
CT = State listed, threatened

BEPA = Bald and Golden Eagle Protection Act
CFP = California fully protected species
CSC = California Department of Fish and Game species of special concern
FC = Federal candidate for listing
FSS = Federal sensitive species
MSCP = Multiple Species Conservation Program target species list
NE = Narrow endemic species in MSCP
* = Taxa listed with an asterisk fall into one or more of the following categories:

- Taxa considered endangered or rare under Section 15380(d) of CEQA guidelines
- Taxa that are biologically rare, very restricted in distribution, or declining throughout their range
- Population(s) in California that may be peripheral to the major portion of a taxon's range, but which are with extirpation within California
- Taxa closely associated with a habitat that is declining in California at an alarming rate (e.g., wetlands, riparian, old growth forests, desert aquatic systems, native grasslands)

California Native Plant Society – Lists
1A = Species presumed extinct
1B = Species rare, threatened, or endangered in California and elsewhere. These species are eligible for State listing.
2 = Species rare, threatened, or endangered in California but which are more common elsewhere. These species are elgible for State listing.
3 = Species for which more information is needed. distribution, endangerment, and/or taxonomic information is needed.
4 = A watch list of species of limited distribution. These species need to be monitored for changes in the status of their

Species	Status	Habitat	Occurrence/Comments*
populations. California Native Plant Society – R-E-D Codes R (Rarity) 1 = Rare, but found in sufficient numbers and disturbed widely enough that the potential for extinction is low at this time. 2 = Occurrence confined to several populations or to one extended population. 3 = Occurrence limited to one or a few highly restricted populations, or present in such small numbers that it is seldom reported. E (Endangerment) 1 = Not endangered 2 = Endangered in a portion of this range 3 = Endangered throughout its range D (Distribution) 1 = More or less widespread outside California 2 = Rare outside California 3 = Endemic to California			

Issue 1

Would the project result in:

- *Substantial adverse impact, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in the MSCP or other regional plans, policies or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?*
- *A substantial adverse impact on any Tier I Habitats, Tier II Habitats, Tier IIIA Habitats, or Tier IIIB Habitats as identified in the Biology Guidelines of the Land Development manual or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDWG or USFWS?*
- *A substantial adverse impact on wetlands (including, but not limited to, marsh, vernal pool, riparian, etc.) through direct removal, filling, hydrological interruption, or other means?*
- *Interfering substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, including linkages identified in the MSCP Plan, or impede the use of native wildlife nursery sites?*
- *Introducing land use within an area adjacent to the MHPA that would result in adverse edge effects?*
- *A conflict with any local policies or ordinances protecting biological resources?*
- *An introduction of invasive species of plants into a natural open space area?*

Impact Analysis

The proposed project involves the demolition of existing office buildings and the construction of buildings and associated parking lots, parking structure, driveways, and landscaping on the previously developed site. The proposed project, due to on-site construction and limits of work, would impact a total of 9.12 acres. Table 5.8-3, *Summary of Impacts*, summarizes the project's impacts to biological resources occurring on the project site.

Table 5.8-5. *Summary of Impacts to Existing Habitats*

Habitat Type	Total On-Site	On-Site Impact	Off-Site Impact	Total Impact	Preserved Area	Sensitive
Urban/Eucalyptus (Tier IV)	2.09	1.71	0.0	1.71	0.38	No
Developed	7.43	7.41	0.0	7.41	0.02	No
TOTAL	**9.52**	**9.12**	**0.0**	**9.12**	**0.40**	

The proposed project site contains eucalyptus trees, most of which would be removed. While no active nests were observed during the survey, there is a potential for raptors to nest in these and other suitable on-site trees during the nesting season of January 31 to September 15. Avian species observed on-site are protected under the Migratory Bird Treat Act (MBTA; Code Section 16 U.S.C. 703-712; Chapter 128; July 13, 1918; 40 Statute 755). This federal statute prohibits, unless permitted by regulations, the pursuit, hunting, taking, capture, killing, possession, sale, purchase, transport, or export of any migratory bird or any part, nest or egg of that bird.

No active raptor nests were observed on-site during the biological survey and it is not expected that raptors would begin to nest onsite. However, if grading is scheduled to occur during the raptor breeding season (February 1-September 15) a pre-construction survey for active raptor nests shall be completed.

Impact 5.8-1 Project construction noise may result in indirect impacts to nesting raptors, which would be considered a potentially significant impact.

Due to the developed condition of the site, while unlikely, some impacts to general wildlife associated with the property may occur through implementation of project components. Birds have a high mobility and would most likely be displaced off the site during grading. Small mammals, amphibians, and reptiles with low mobility may be inadvertently killed during demolition of the existing structures, parking lots, and re-grading of the site. Impacts on general wildlife are considered less than significant.

Typical potential indirect impacts to habitat and species associated with project implementation (in this case outside of the northern property limit) which includes a potential increase in night lighting, traffic, and litter and pollutants into adjacent wildlife habitat are not expected due to the previously existing active development on-site. Therefore, these potential indirect impacts are not expected to reduce the wildlife populations of the area below self-sustaining levels and are thus considered less than significant.

The Multiple Species Conservation Program (MSCP) is designed to identify lands that shall conserve habitat for federal and state endangered, threatened, or sensitive species, including the California gnatcatcher. The MSCP is a plan and a process for the local issuance of permits under the federal and state Endangered Species Acts for impacts to threatened and endangered species. Also included in the MSCP are implementation strategies, preserve design, and management guidelines. The City of San Diego prepared a subarea preserve plan to guide implementation of the MSCP Plan within its corporate boundaries. The City of San Diego adopted the MSCP in March 1997.

The assessment of the sensitivity of plant communities and species follows the guidelines presented in the MSCP. The Multi-Habitat Planning Area (MHPA) lands are those that have been included within the City's MSCP Subarea Plan for habitat conservation. These lands have

been determined to provide the necessary habitat quality, quantity, and connectivity to sustain the unique biodiversity of the San Diego region. The MHPA lands are considered by the City to be a sensitive biological resource.

Under the MSCP, upland plant communities have been divided into four tiers of sensitivity. Upland plant communities that are classified as Tier I, Tier II, or Tier III are considered sensitive by the City. Tier IV plant communities are not considered sensitive. A total of 85 sensitive plant and wildlife species are considered to be adequately protected within MHPA lands. These sensitive species are MSCP covered species and are included in the Incidental Take Authorization issued to the City by federal and state governments as part of the City's MSCP Subarea Plan.

There are 15 plants that are considered to be "narrow endemic species" based on their limited distributions in the region. These narrow endemics are sensitive biological resources. All 15 narrow endemic plants are also MSCP covered species and some are state or federally listed as threatened or endangered species.

All species listed by state or federal agencies as rare, threatened, or endangered or proposed for listing are considered to be sensitive biological resources. The habitat that supports a listed species or a narrow endemic species is also a sensitive biological resource.

Species that are not MSCP covered species, but are on Lists 1B or 2 of the California Native Plant Society's (CNPS) Inventory *of Rare and Endangered Vascular Plants of California* (Skinner and Pavlik 1994), California fully protected species, and California species of special concern are also considered sensitive. Impacts to these species, if considered significant, may require mitigation according to CEQA guidelines.

The proposed project, which lies outside of any MHPA boundary fully complies with the requirements of ESL. The site is physically suited to support the proposed project and as designed, the project will not disturb any environmentally sensitive lands and species. The proposed project would not impact sensitive habitat, sensitive plant species, or sensitive wildlife species.

No jurisdictional and/or ESL wetlands were observed on-site. The proposed project does not impact any observed or potential jurisdictional and/or ESL wetlands. The project would not affect the existing buffer between the proposed development and the existing drainage and southern willow scrub (SWS) habitat to the north.

Biological resources located adjacent to the proposed development (north of the property) could be indirectly impacted by both construction and post-construction activities associated with Carroll Canyon Commercial Center. Potential indirect impacts include an increase in urban pollutants entering sensitive water bodies, an increase in night lighting, habitat disturbance, edge effects, and pollutants (fugitive dust). Potential indirect impacts resulting from the proposed project are unlikely to occur. However, because there is a potential for indirect impacts, this is regarded as an impact from the project. Measures would be required and implemented to ensure that indirect impacts are mitigated to below a level of significance.

Impact 5.8-2 The proposed project could result in indirect impacts to include an increase in urban pollutants entering sensitive water bodies, an increase in night lighting, habitat disturbance, edge effects, and pollutants (fugitive dust).

Significance of Impacts

The proposed project would not result in direct significant impacts to biological resources, as the proposed project would not impact native habitat or sensitive plant or wildlife species. The project could result in indirect impacts to raptors, if raptors are nesting in surrounding eucalyptus trees during construction for the project. This would be regarded as a potentially significant indirect impact. Additionally, potential indirect impacts include an increase in urban pollutants entering sensitive water bodies, an increase in night lighting, habitat disturbance, edge effects, and pollutants (fugitive dust).

Mitigation Measures

No significant direct impacts to sensitive biological resources are expected to occur from the proposed project.

There is a potential for indirect impacts to raptors, if raptors are nesting in surrounding eucalyptus trees. Therefore, the following measures shall be implemented to reduce indirect impacts to below a level of significance.

MM 5.8-1 Raptor Noise Mitigation (Indirect Impact)

A. Prior to the Issuance of Grading Permits Prior to issuance of grading permits a qualified biologist shall determine the presence or absence of occupied raptor nests within the project site, with written results including proposed mitigation measures, submitted to the ADD Environmental designee of LDR prior to the preconstruction meeting.

B. Prior to Start of Construction If active raptor nests are detected, the report shall include mitigation in conformance with the City's Biology Guidelines (i.e. appropriate buffers, monitoring schedules, etc.) to the satisfaction of the ADD of the LDR. Mitigation requirements determined by the project biologist and the ADD of LDR shall be incorporated into the project's Biological Construction Monitoring Exhibit (BCME) and monitoring results incorporated in to the final biological construction monitoring report.

C. During Construction

1. If raptor nests are discovered during construction activities, the biologist shall notify the Resident Engineer (RE).
2. The RE shall stop work in the vicinity of the nests. The qualified biologist shall mark all pertinent trees and delineate the appropriate "no construction" buffer area as determined by a qualified biologist. - Raptors measure 1.B. (above), around any nest sites, satisfactory to the ADD Environmental designee of LDR. The buffer shall be maintained until the qualified biologist determines, and demonstrates in a survey report satisfactory to the ADD Environmental designee of LDR that any young birds have fledged.

D. Post Construction

1. The biologist shall be responsible for ensuring that all field notes and reports have been completed, all outstanding items of concern have been resolved or

noted for follow up, and that focused surveys are completed, as appropriate.

2. Within three months following the completion of monitoring, two copies of the Final Biological Monitoring Report (even if negative) and/or evaluation report, if applicable, which describes the results, analysis, and conclusions of the Biological Monitoring Program (with appropriate graphics) shall be submitted to Mitigation Monitoring Coordination (MMC) for approval by the ADD Environmental designee of LDR:
3. This report shall address findings of active/inactive nests and any recommendations for retention of active nest, removal of inactive nests, and mitigation for offsetting loss of breeding habitat.
4. MMC shall notify the RE of receipt of the Final Biological Monitoring Report.

The proposed project may result in potential indirect impacts include an increase in urban pollutants entering sensitive water bodies, an increase in night lighting, habitat disturbance, edge effects, and pollutants (fugitive dust). Therefore, the following measures shall be implemented to reduce indirect impacts to below a level of significance.

MM 5.8-2 Potential Indirect Impacts

Prior to the issuance of any grading permits and/or the first pre-construction meeting, the owner/permittee shall submit evidence to the Assistant Deputy Director (ADD) of Land Development Review Division (LDR) verifying that a qualified biologist has been retained to implement the biological resources mitigation program as detailed below:

1. Prior to the first pre-construction meeting, the applicant shall provide a letter of verification to the ADD of the LDR stating that a qualified Biologist, as defined in the City of San Diego Biological Resources Guidelines, has been retained.
2. At least thirty days prior to the pre-construction meeting, a second letter shall be submitted to the Mitigation Monitoring Coordination (MMC, a section of the Development Services Department Land Development Review Division) section which includes the name and contact information of the Biologist and the names of all persons involved in the Biological Monitoring of the project.
3. At least thirty days prior to the pre-construction meeting, the qualified Biologist shall verify that impact avoidance areas or other such information have been completed and updated.
4. The qualified biologist shall supervise the placement of construction fencing (orange construction fencing, silt fencing, or other appropriate barriers) along the limits of disturbance as shown on the approved Exhibit A (to be prepared) prior to any clearing or grading activities.
5. All construction activities (including staging areas) shall be restricted to the development area as shown on the approved Exhibit A. The qualified biologist shall inspect all construction fencing prior to construction and shall monitor construction activities to avoid impacts to offsite sensitive vegetation.

Significance of Impacts following Implementation of Mitigation Measures

Implementation of MM 5.8-1 and MM 5.8-2 would mitigate indirect impacts to below a level of significance.

Issue 2

Would the project result in a conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan, either within the MSCP plan area or in the surrounding region?

Impact Analysis

The proposed project is not within or adjacent to the Multi Habitat Planning Area (MHPA), as part of the Multiple Species Conservation Plan (MSCP). The project would not conflict with the provisions of the ESL, MSCP, or other approved local, regional, or State habitat conservation plan.

Significance of Impacts

The project would not conflict with the provisions of the ESL, MSCP, or other approved local, regional, or State habitat conservation plan.

Mitigation Measures

The project would not conflict with the provisions of the ESL, MSCP, or other approved local, regional, or State habitat conservation plan. No mitigation measures are required.

5.9 GEOLOGIC CONDITIONS

GEOCON Inc. conducted a *Geotechnical Investigation* for the Carroll Canyon Commercial Center project. The results of that investigation are presented in this section. The complete *Soil and Geologic Reconnaissance, dated July 11, 2012*, is included in Appendix G to this EIR.

5.9.1 Existing Conditions

The project site encompasses approximately 9.52 gross acres (9.28 net acres). Two vacant commercial buildings, totaling 76,241 square feet, with associated paved parking lots and infrastructure occur on the project site. The project site is generally flat, with drainage to the southwest. A small natural drainage occurs north of the project site. North-facing slopes, ranging from approximately 20 to 30 feet in height, descend into this area at an estimated inclination of 1.5 to 1.0 (horizontal to vertical). Native soils were encountered at grade when borings were performed at the top of the slope along the northern property boundary. The slope is a native slope comprised of very dense soil.

Soil and Geologic Conditions

The project site is underlain by surficial deposits. The estimated limits of the geologic units are shown in Figure 5.10-1, *Geologic Map*. The surficial soil types and geologic unit are described below.

Very Old Terrace Deposits (Qvop)

The majority of the site is underlain by Early Pleistocene age Terrace Deposits (formerly described as Lindavista Formation). This unit is generally composed of a moderate to strongly cemented cobble conglomerate with silt to clayey sand matrix. The Very Old Terrace Deposit, in its present state, is suitable for the support of structural fill or settlement-sensitive structures. The sandy portion of the terrace deposits is expected to have a low expansion potential.

Undocumented Fill (Qudf)

Undocumented fill occurring on the project site is located along the north boundary of the project site and consists of approximately 12 feet of clayey sand to sandy clay with low to medium plasticity. Undocumented fill, in its present state, is not suitable for the support of structural fill or settlement-sensitive structures.

Residual Soil (unmapped)

Residual soil, ranging from approximately 1.5 to 3 feet in depth, occurs across the majority of the site. The residual soil generally consists clayey sand to sandy clay and is derived from weathering of the underlying geologic formation. Residual soil, in its present state, is not suitable for the support of structural fill or settlement-sensitive structures. The residual soil may have a medium to high expansion potential.

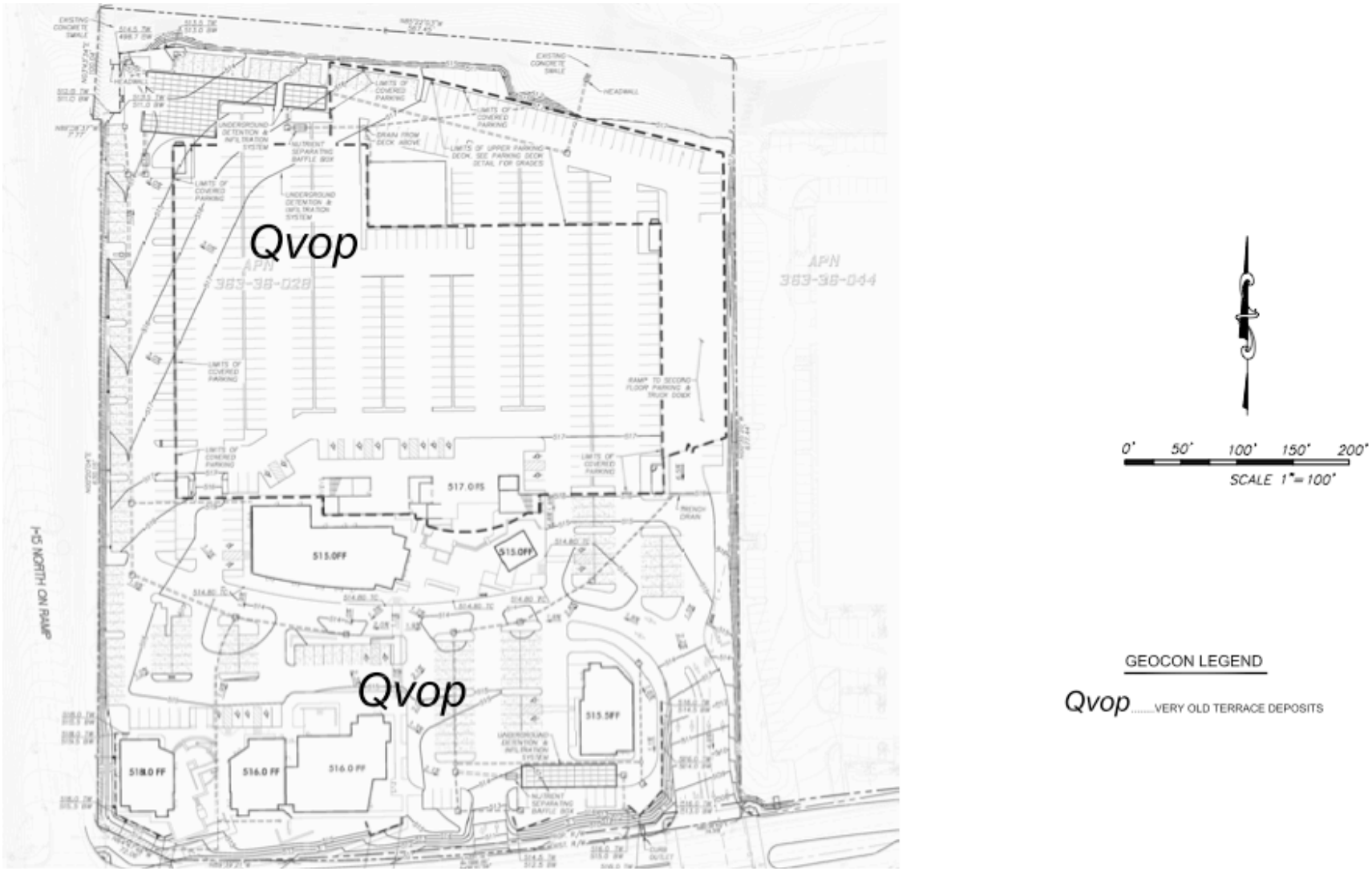


Figure 5.9-1. *Geologic Map*

Groundwater

Groundwater was not encountered during the geotechnical investigation for the project. Based on the conclusions of the *Soil and Geologic Reconnaissance*, groundwater would not pose a constraint to the proposed development, given the nature of the site geology and topography and the limited amount of proposed grading.

Seismic and Geologic Conditions

Geologic Hazard Category

The City of San Diego Seismic Safety Study, Geologic Hazards and Faults, Map Sheet 35 defines the site with a Hazard Category 52: *other level areas – gently sloping to steep terrain, favorable geologic structure, low risk.*

Seismic Hazard Analysis

Based on a review of published geologic maps and reports, the site is not located on any known active, potentially active, or inactive fault traces. An active fault is defined by the California Geological Survey (CGS) as a fault showing evidence for activity within the last 11,000 years. The site is not located within a State of California Earthquake Special Study Zone.

According to the computer program *EZ-FRISK (Version 7.62),* six known active faults are located within a search radius of 50 miles from the property. Using the 2008 USGS fault database that provides several models and combinations of fault data to evaluate the fault information, the Newport-Inglewood/Rose Canyon and Rose Canyon Fault Zones, located approximately nine miles west of the site, are the nearest known active faults and are the dominant source of potential ground motion. Earthquakes that might occur on the Newport-Inglewood/Rose Canyon and Rose Canyon Fault Zones or other faults within the southern California and northern Baja California area are potential generators of significant ground motion at the site. The estimated maximum earthquake magnitude and peak ground acceleration for the Newport-Inglewood/Rose Canyon Fault are 7.5g and 0.28g, respectively. Table 5.9-1, *Deterministic Spectra Site Parameters,* lists the estimated maximum earthquake magnitude and peak ground acceleration for the most dominant faults in relation to the site location.

Table 5.9-1
Deterministic Spectra Site Parameters

Fault Name	Distance From Site (Miles)	Maximum Earthquake Magnitude (Mw)	Peak Ground Acceleration		
			Boore- Atkinson 2008 (G)	Campbell- Bozorgnia 2008 (G)	Chiou- Youngs 2008 (G)
Newport-Inglewood/ Rose Canyon	9	7.5	0.25	0.22	0.28
Rose Canyon	9	6.9	0.21	0.20	0.22
Coronado Bank	22	7.4	0.14	0.11	0.12
Palos Verdes/ Coronado Bank	22	7.7	0.16	0.12	0.15
Elsinore	30	7.8	0.14	0.10	0.12
Earthquake Valley	36	6.8	0.07	0.06	0.05

In the event of a major earthquake on the referenced faults or other significant faults in the southern California and northern Baja California area, the site could be subjected to moderate to severe ground shaking. With respect to this hazard, the site is considered comparable to others in the general vicinity.

A site-specific probabilistic seismic hazard analysis was performed for the project site using the computer program *EZ-FRISK*. Geologic parameters not addressed in the deterministic analysis are included in this analysis. The program operates under the assumption that the occurrence rate of earthquakes on each mapped Quaternary fault is proportional to the faults slip rate. The program accounts for earthquake magnitude as a function of fault rupture length, and site acceleration estimates are made using the earthquake magnitude and distance from the site to the rupture zone. The program also accounts for uncertainty in each of following: (1) earthquake magnitude, (2) rupture length for a given magnitude, (3) location of the rupture zone, (4) maximum possible magnitude of a given earthquake, and (5) acceleration at the site from a given earthquake along each fault. By calculating the expected accelerations from considered earthquake sources, the program calculates the total average annual expected number of occurrences of site acceleration greater than a specified value. Using acceleration-attenuation relationships suggested by Boore-Atkinson (2008), Campbell-Bozorgnia (2008) and Chiou-Youngs (2008) in the analysis, Table 5.9-2. *Probabilistic Seismic Hazard Parameters*, presents the site-specific probabilistic seismic hazard parameters including acceleration-attenuation relationships and the probability of exceedence.

Table 5.9-2. *Probabilistic Seismic Hazard Parameters*

Probability of Exceedence	Peak Ground Acceleration		
	Boore-Atkinson, 2008 (g)	Campbell-Bozorgnia, 2008 (g)	Chiou-Youngs, 2008 (g)
2% in a 50 Year Period	0.37	0.36	0.40
5% in a 50 Year Period	0.27	0.26	0.27
10% in a 50 Year Period	0.20	0.19	0.20

The California Geologic Survey (CGS) provides a program for calculating the ground motion for a 10 percent of probability of exceedence in a 50-year period based on an average of several attenuation relationships. Table 5.9-3, *Probabilistic Site Parameters for Selected Faults*, presents the calculated results from the Probabilistic Seismic Hazards Mapping Ground Motion Page from the CGS website.

Table 5.9-3. *Probabilistic Site Parameters For Selected Faults (California Geologic Survey)*

Calculated Acceleration (g) Firm Rock	Calculated Acceleration (g) Soft Rock	Calculated Acceleration (g) Alluvium
0.24	0.26	0.30

While listing peak accelerations is useful for comparison of potential effects of fault activity in a region, other considerations are important in seismic design, including the frequency and duration of motion and the soil conditions underlying the site. Seismic design of the structures should be performed in accordance with the 2010 California Building Code (CBC) guidelines currently adopted by the City of San Diego.

Liquefaction
Liquefaction typically occurs in saturated, cohesionless soils with relative densities are less than about 70 percent. If these criteria are met, strong ground motion could result in a rapid increase in pore-water pressure resulting in a significant loss in soil bearing capacity and settlement. Seismically induced settlement can occur with or without liquefaction. The risk associated with liquefaction hazard is low.

Landslides
Based on examination of stereoscopic aerial photographs, the site-specific geologic reconnaissance, and review of available geotechnical and geologic reports for the site vicinity, landslides are not present at the property or at a location that could impact the site. The risk associated with landsliding hazard is low.

Tsunamis and Seiches
The site is approximately eight miles from the Pacific Ocean at an elevation over 400 feet above MSL. The risk associated with inundation hazard due to tsunamis is low.

The site is located approximately 0.8 mile from Miramar Lake; however, there is no direct drainage path between the site and the reservoir. The risk associated with inundation hazard associated with seiche is low.

5.9.2 Impact Analysis

Thresholds of Significance
Based on the City of San Diego's *Significance Determination Guidelines under the California Environmental Quality Act* for impacts to geology, a project may result in a significant impact if it meets one or more of the following criteria:

- If the project would expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
  - Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault.
  - Strong seismic ground shaking.
  - Seismic-related ground failure, including liquefaction.
  - Landslides.
- If the project would result in substantial soil erosion or the loss of topsoil.
- If the project is located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.
- If the project would be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property.
- If the project would have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.

Issue 1

Would the proposed project expose people or property to geologic potentially substantial effects including the risk of life, injury, or death due to hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?

Impact Analysis

The project proposes to develop a retail commercial center on a project site that has been graded and fully developed. Two vacant commercial buildings, totaling 76,241 square feet, with associated paved parking lots and infrastructure occur on the project site. The project proposes redevelopment of the site with 145,000 square feet of retail commercial uses. The proposed project would not result in exposure of people or property to geologic conditions that would result in potentially substantial effects including the risk of life, injury, or death due to hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards.

Based on a review of published geologic maps and reports, the site is not located on any known active, potentially active, or inactive fault traces. In the event of a major earthquake on the referenced faults or other significant faults in the southern California and northern Baja California area, the site could be subjected to moderate to severe ground shaking. With respect to this hazard, the site is considered comparable to others in the general vicinity. Additionally, seismic design of the proposed structures would be performed in accordance with the 2010 California Building Code (CBC) guidelines currently adopted by the City of San Diego.

The project site is not subject to saturated, cohesionless soils with relative densities less than about 70 percent. Therefore, the risk associated with liquefaction hazard is low.

Landslides are not present at the property or at a location that could impact the site. Therefore, the risk associated with landsliding hazard is low.

The site is approximately eights miles from the Pacific Ocean at an elevation over 400 feet above MSL. Therefore, the risk associated with inundation hazard due to tsunamis is low. The site is location approximately 0.8 mile from Miramar Lake; however, there is no direct drainage path between the site and the reservoir. The risk associated with inundation hazard associated with seiche is low.

Significance of Impacts

The proposed project would not expose people or property to potentially substantial effects including the risk of life, injury, or death due to hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazard. No significant environmental impacts would occur.

Mitigation Measures

No significant impacts would occur. Therefore, no mitigation measures are required.

Issue 2

Would the project result in a substantial increase in wind or water erosion of soils, either on or off the site?

Impact Analysis

The project proposes development of the approximately 9.52-acre site with structures, hardscape, driveways, parking lots and parking structures, and extensive landscaping. As presented in Section 5.11, *Hydrology/Water Quality*, drainage for the site would be adequately controlled such that substantial runoff would not occur, and storm drains have been sized to handle storm water runoff. The project site is currently fully developed with buildings, parking areas, and landscaping. Wind erosion does not occur. Proposed development of the project would result in constructing new buildings, a parking structure, and parking areas, and installing landscaping. The project would not result in a substantial increase in wind or water erosion. No significant impacts would occur.

Significance of Impacts

The proposed project would not result in a substantial increase in wind or water erosion of soils, either on or off the site. No significant environmental impacts would occur.

Mitigation Measures

No significant impacts would occur. Therefore, no mitigation measures are required.

Issue 3

Would the project be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Impact Analysis

According to the *City of San Diego Seismic Safety Study, Geologic Hazards and Faults*, the Carroll Canyon Commercial Center project site is categorized as Zone 52: *other level areas – gently sloping to steep terrain, favorable geologic structure, low risk*. Previous mass grading of the project site and development with office buildings and associated improvements has created stable slopes and suitable conditions for the construction and support of the proposed development. There are no active faults crossing the site, and the project is not located on a geologic unit or soil that is unstable.

The majority of the site is underlain by Early Pleistocene age Terrace Deposits (formerly described as Lindavista Formation). The Very Old Terrace Deposit, in its present state, is suitable for the support of structural fill and settlement-sensitive structures. However, undocumented fill occurs in the northwest quadrant of the project site , which in its present state is not suitable for the support of structural fill or settlement-sensitive structures. Native soils were encountered at grade when borings were performed at the top of the slope along the northern property boundary. The slope is a native slope comprised of very dense soil. Additionally, residual soil, ranging from approximately 1.5 to 3 feet in depth, occurs across the majority of the site. The residual soil general consists clayey sand to sandy clay and is derived from weathering of the underlying geologic formation. Residual soil, in its present state, is not suitable for the support of structural fill or settlement-sensitive structures. The residual soil may have a medium to high expansion potential.

Construction of the project would require that high expansive soils are placed below a depth of at least three feet below finish pad grade or outside of structural improvement areas. Undocumented

fill and residual soil within structural improvement areas would be removed and recompacted. These measures, as well as other recommendations of the consulting geotechnical engineer, would ensure that undocumented fill and expansive soils are appropriately remedied prior to building construction. The project does not have the potential to create unstable soils that could potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.

Significance of Impacts

The project would include appropriate grading measures to ensure stability of soils for the proposed development. The project does not have the potential to create unstable soils that could potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. No significant impacts would result.

Mitigation Measures

No significant impacts associated with the site's geologic conditions would result. No mitigation measures are required.

5.10 PALEONTOLOGICAL RESOURCES

The analysis presented in this section evaluates the potential for impacts to paleontological resources based on existing geologic formations that underlay the project site. Refer to Section 5.9, *Geologic Conditions*, for a discussion of the geologic formations that could be affected by the project, and Figure 5.9-1, *Geologic Map,* for the location of geologic formations.

5.10.1 Existing Conditions

Paleontological resources, or fossils, are the remains and/or traces of prehistoric plant and animal life. Fossils provide direct evidence of ancient organisms and document the patterns of organic evolution and extinction that have characterized the history of life. Fossil remains, such as bones, teeth, shells, and wood, are found in the geologic deposits (sedimentary rock formations) within which they were originally buried in deep bedrock layers of sandstone, mudstone, or shale. Paleontological resources contain not only the actual fossil remains, but also the localities where those fossils are collected and the geologic formations containing the localities.

The potential for fossil remains at a location can be predicted through previous correlations that have been established between the fossil occurrence and the geologic formations within which they are buried. For this reason, knowledge of the geology of a particular area and the paleontological resource sensitivity of particular rock formations make it possible to predict where fossils will or will not be encountered.

Paleontological resource sensitivity is typically rated from high to zero depending upon the impacted formations. The sensitivity of the paleontological resource determines the significance of a paleontological impact. The specific criteria applied for each sensitivity category are summarized below.

- **High Sensitivity -** High sensitivity is assigned to geologic formations known to contain paleontological localities with rare, well-preserved, critical fossil materials for stratigraphic or paleoenvironmental interpretation, and fossils providing important information about the paleobiology and evolutionary history (phylogeny) of animal and plant groups. Generally speaking, highly sensitive formations produce vertebrate fossil remains or are considered to have the potential to produce such remains.

- **Moderate Sensitivity -** Moderate sensitivity is assigned to geologic formations known to contain paleontological localities with poorly preserved, common elsewhere, or stratigraphically unimportant fossil material. The moderate sensitivity category is also applied to geologic formations that are judged to have a strong, but unproven potential for producing important fossil remains (Bay Point Formation).

- **Low Sensitivity -** Low sensitivity is assigned to geologic formations that, based on their relatively youthful age and/or high-energy depositional history, are judged unlikely to produce important fossil remains. Typically, low sensitivity formations produce poorly-preserved invertebrate fossil remains in low abundance (Quaternary Alluvium).

- **Zero Sensitivity -** Zero sensitivity is assigned to geologic formations that are entirely igneous in origin and therefore have no potential for producing fossil remains. Artificial fill materials are also placed in this category.

As described in Section 5.9, *Geologic Conditions*, of this EIR, the project area is underlain by Very Old Terrace Deposits, Undocumented Fill, and Residual Soil. The sensitivity for each of these geologic formations that may contain important paleontological resources is described below.

Very Old Terrace Deposits (Qvop)
The majority of the site is underlain by Early Pleistocene age Terrace Deposits (formerly described as Lindavista Formation). This unit is generally composed of a moderate to strongly cemented cobble conglomerate with silt to clayey sand matrix. For purposes of evaluating paleontological resources, this formation is broadly correlated with the Lindavista Formation. The Lindavista Formation has a high potential for paleontological resources in the Mira Mesa and Tierrasanta areas of the City. In all other areas, the resource potential is considered moderate.

Undocumented Fill (Qudf)
Undocumented fill occurring on the project site is located in the north-facing slope along the north boundary of the project site and consists of approximately 12 feet of clayey sand to sandy clay with low to medium plasticity. Undocumented Fill is not a native geologic unit and, therefore, has no potential for paleontological resources.

Residual Soil (unmapped)
Residual soil, ranging from approximately 1.5 to 3 feet in depth, occurs across the majority of the site. The residual soil general consists clayey sand to sandy clay and is derived from weathering of the underlying geologic formation. Residual Soil is not a native geologic unit and, therefore, has no potential for paleontological resources.

5.10.2 Impact Analysis

Impact Threshold
The City of San Diego's *California Environmental Quality Act Significance Thresholds* provides guidance to determine potential significance to paleontological resources. Based on the City's *California Environmental Quality Act Significance Thresholds*, a project could result in significant impacts to paleontological resources if it requires:

1. Over 1,000 cubic yards of excavation in a high resource potential geologic deposit/formation/rock unit.
2. Over 2,000 cubic yards of excavation in a moderate resource potential geologic deposit/formation/rock unit.

The City of San Diego has compiled the *Paleontological Determination Matrix* (Table 5.10-1, below) to support the City's Significance Thresholds. Additionally, the Significance Thresholds provide the following two guidelines to assist in determining significance:

1. If there are sedimentary rocks such as those found in the coastal areas, they usually contain fossils.
2. If there are granitic or volcanic rocks such as those found in the inland areas, they usually will not contain fossils

Table 5.10-1. *Paleontological Determination Matrix*

Geological Deposit/Formation/ Rock Unit	*Potential Fossil Localities*	*Sensitivity Rating*
Alluvium (Qsw, Qal, or Qls)	All communities where unit occurs	Low
Ardath Shale (Ta)	All communities where unit occurs	High
Bay Point/Marine Terrace (Qbp)[1]	All communities where unit occurs	High
Cabrillo Formation (Kcs)	All communities where unit occurs	Moderate
Delmar Formation (Td)	All communities where unit occurs	High
Friars Formation (Tf)	All communities where unit occurs	High
Granite/Plutonic (Kg)	All communities where unit occurs	Zero
Lindavista Formation (Qln, Qlb)[2]	Mira Mesa/Tierrasanta	High
	All other areas	Moderate
Lusardi Formation (Kl)	Black Mountain Ranch/Lusardi Canyon Poway/Rancho Santa Fe	High
	All other areas	Moderate
Mission Valley Formation (Tmv)	All communities where unit occurs	High
Mt. Soledad Formation (Tmv)	Rose Canyon	High
	All other areas where unit occurs	Moderate
Otay Formation (To)	All communities where unit occurs	High
Point Loma Formation (Kp)	All communities where unit occurs	High
Pomerado Conglomerate (Tp)	Scripps Ranch/Tierrasanta	High
	All other areas	
River/Steam Terrace Deposits (Qt)	South Eastern/Chollas Valleys/ Fairbanks Ranch/Skyline/Paradise Hills/Otay Mesa, Nestor/San Ysidro	Moderate
	All other areas	Low
San Diego Formation (Qsd)	All communities where unit occurs	High
Santiago Peak Volcanics (Jsp) Metasedimentay	Black Mountain Ranch/La Jolla Valley, Fairbanks Ranch/Mira Mesa/ Peñasquitos	Moderate
Santiago Peak Volcanics (Jsp) Metavolcanic	All other areas	Zero
Scripps Formation (Tsd)	All communities where unit occurs	High
Stadium Conglomerate (Tst)	All communities where unit occurs	High
Sweetwater Formation	All communities where unit occurs	High
Torrey Sandstone (Tf)	Black Mountain Ranch/Carmel Valley	High
	All other areas	Low

Sensitivity Rating — Grading Thresholds for Required Monitoring
High = >1,000 cubic yards and 10 feet+ deep
Moderate = >2,000 cubic yards and 10 feet+ deep
Zero-Low = Monitoring not required

Baypoint[1] – Broadly correlative with Qop 1-8 of Kennedy and Tan (2008) new mapping nomenclature.
Lindavista[2] – Broadly correlative with Qvop 1-13 of Kennedy and Tan (2008) new mapping nomenclature.

Notes: *Monitoring is always required when grading on a fossil recovery site or near a fossil recovery site in the same geologic deposit/formation/rock unit as the project site as indicated on the Kennedy Maps.
**Monitoring may be required for shallow grading (i.e., <10ft) when a site has previously been graded and/or unweathered geologic deposits/formations/rock units are present at the surface.
***Monitoring is not required when grading documented or undocumented artificial fill.

Issue

Would the project result in the loss of paleontological resources of known significance?

Impact Analysis

The majority of the site is underlain by Early Pleistocene age Terrace Deposits (formerly described as Lindavista Formation). This unit is generally composed of a moderate to strongly cemented cobble conglomerate with silt to clayey sand matrix. For purposes of evaluating paleontological resources, this formation is broadly correlated as the Lindavista Formation. In the Scripps Ranch area of the City, the Lindavista Formation has a moderate potential for paleontological resources.

The proposed Carroll Canyon Commercial Center project would result in approximately 18,900 cubic yards of cut and 8,600 cubic yards of fill. The maximum depth of cut would be eight feet, and the maximum fill depth would be 15 feet. According to the City of San Diego's *California Environmental Quality Act Significance Thresholds*, implementation of a proposed project would have the potential to significantly impact paleontological resources, if grading of geologic formations that occurs in a moderate resource potential geologic deposit/formation/rock unit – such as the Lindavista Formation that underlies most of the project sit – exceeds 2,000 cubic yards. The proposed project would meet this threshold. Because the project would result in grading that could potentially affect the Lindavista Formation, potentially significant impacts to paleontological resources would occur.

Impact 5.10-1: The proposed project has the potential to result in significant impacts to paleontological resources, if grading occurs in areas underlain by the Lindavista Formation.

Significance of Impacts

The Carroll Canyon Commercial Center project has the potential to impact paleontological resources. Therefore, potentially significant impacts to paleontological resources may occur.

Mitigation Measures

The following mitigation measures have been identified for the Carroll Canyon Commercial Center project. Paleontological monitoring is required and shall apply to areas of the project site where undisturbed Lindavista Formation could be encountered grading for the project. These measures shall not apply to areas of fill on the site, unless grading of the fill areas results in grading into undisturbed formational material. With implementation of these mitigation measures, the project's impacts would be reduced to below a level of significance.

MM 5.5-1 I. Prior to Permit Issuance

A. Land Development Review (LDR) Plan Check

1. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.

B. Letters of Qualification have been submitted to ADD
   1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
   2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
   3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search
   1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
   2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

B. PI Shall Attend Precon Meetings
   1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.
      a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
   2. Identify Areas to be Monitored
      Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
   3. When Monitoring Will Occur
      a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.

b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor Shall be Present During Grading/Excavation/Trenching
   1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities.**
   2. The monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion)**, and in the case of ANY discoveries. The RE shall forward copies to MMC.
   3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.

B. Discovery Notification Process
   1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
   2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
   3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

C. Determination of Significance
   1. The PI shall evaluate the significance of the resource.
      a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
      b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before

ground disturbing activities in the area of discovery will be allowed to resume.

c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.

d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. Night and/or Weekend Work

A. If night and/or weekend work is included in the contract

1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
2. The following procedures shall be followed.
   a. No Discoveries
      In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSVR and submit to MMC via fax by 9 am on the next business day.
   b. Discoveries
      All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
   c. Potentially Significant Discoveries
      If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
   d. The PI shall immediately contact MMC, or by 8 am the following morning to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.

B. If night work becomes necessary during the course of construction

1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
2. The RE, or BI, as appropriate, shall notify MMC immediately.

C. All other procedures described above shall apply, as appropriate.

V. Post Construction

A. Submittal of Draft Monitoring Report

1. The PI shall submit two copies of the Draft Monitoring Report (even if negative) which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate

graphics) to MMC for review and approval within 90 days following the completion of monitoring.

a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
b. Recording Sites with the San Diego Natural History Museum
The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.

2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
4. MMC shall provide written verification to the PI of the approved report.
5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

B. Handling of Fossil Remains
1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate

C. Curation of fossil remains: Deed of Gift and Acceptance Verification
1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.

D. Final Monitoring Report(s)
1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

Significance of Impacts Following Implementation of Mitigation Measures

Implementation of the mitigation measure MM 5.10-1 would reduce paleontological impacts to below a level of significance.

5.11 HYDROLOGY AND WATER QUALITY

A *Preliminary Hydrology Report* (dated July 2012) has been prepared for the project by Fuscoe Engineering, Inc. Copies of this report is included in Appendix I. The evaluation of impacts associated with hydrology and water quality presented in this section is based on the results of the *Preliminary Hydrology Report*.

5.11.1 Existing Conditions

Hydrology

This project site is located within the Miramar Reservoir Hydrologic Area (HA 906.10) within the Penasquitos Hydrologic Unit. The site is tributary to Carroll Canyon Creek, Soledad Canyon, and the Los Penasquitos Lagoon. The site is not located within a FEMA flood hazard zone.

Drainage

The existing site topography is mostly flat with grades between one percent and five percent, except for a two-to-one slope near the northerly property line which slopes down to an existing drainage corridor/canyon to the north. The southern portion of the site slopes south toward Carroll Canyon Road. The site is developed with approximately 57 percent impervious areas, including two vacant office buildings, parking areas, and hardscape.

The project site was divided into two major drainage basins based on downstream confluence points. Basin A (inclusive of A1, A2, and A3) consists of 6.4 acres of the northern and western areas of the project site. These areas drain north and west and confluence near the existing Caltrans box culvert northwest of the project site. This box culvert conveys runoff from the canyon and surrounding areas west under the Interstate I-15. Basin B consists of 2.6 acres of the southeast portion of the site which drains south toward Carroll Canyon Road. Carroll Canyon Road drains east via curb and gutter flow.

Existing Basin A

Basin A includes three sub-basins denoted as Basins A1, A2, and A3 which confluence at the Caltrans box culvert to the northwest of the project site. These three sub-basins were delineated based upon the discharge location from the project site. Basin A1 slopes to the north and drains into the canyon via a concrete ditch. Basin A2 drains west toward an existing graded ditch, and north toward the canyon. Discharge from Basin A2 is conveyed into the canyon via a concrete ditch. Basin A3 includes a portion of landscaped area near the southwest corner of the site. Runoff from this area drains to a sump prior to overtopping into the Caltrans right-of-way. Discharge from Basin A3 is conveyed north along the Interstate I-15 onramp where it is captured via a Caltrans catch basin and conveyed toward the box culvert.

Existing Basin B

Basin B includes the southeastern portions of the site which discharge to the curb and gutter of Carroll Canyon Road. A series of catch basins capture and convey runoff via underground storm drain toward two curb outlets which discharge to Carroll Canyon Road. The southerly portions of Basin B slope south and drain over the curb into Carroll Canyon Road. The confluence point for

Basin B is in the curb and gutter of Carroll Canyon Road near the southeast corner of the property.

Calculations were performed to determine the existing condition discharge during a storm event. The 50-year design storm was selected in accordance with the City of San Diego Drainage Design Manual, Section 1-102.2.3.B. Table 5.11-1, *Existing Hydrology Summary*, summarizes the peak discharge at the major points of concentration.

Table 5.11-1. *Existing Hydrology Summary*

Basin	*Point of Concentration*	*Area (ac)*	*Average Runoff Coefficient*	*Time of Concentration (min)*	*Q50 (cfs)*
A1	403	1.19	0.77	5.1	3.9
A2	309	4.49	0.66	8.0	11.0
A3	302	0.73	0.50	7.5	1.4
A (Total)	350	6.41	--	--	--
B	209	2.55	0.60	8.4	6.0

5.11.2 Impact Analysis

Thresholds of Significance

The City of San Diego's *California Environmental Quality Act Significance Thresholds* provides guidance to determine potential significance associated with hydrology and water quality. Based on the City's thresholds, for impacts to hydrology, a project may result in a significant impact if it meets one or more of the following criteria:

- If a project would result in increased flooding on- or off-site, there may be significant impacts on upstream or downstream properties and to environmental resources.
- If a project would result in decreased aquifer recharge there may be significant impacts on hydrologic conditions and well-water supplies because the area available for aquifer recharge is reduced. When a substance water source fails to be recharged by rainfall, its volume will be reduced. Reduced groundwater elevation can impact landholders who are dependent on well water, vegetation, and surface water replenishment. In addition, if a project would result in extraction of water from an aquifer, impacts on hydrologic conditions would be significant if there would be a net deficit in the aquifer volume or a reduction in the local groundwater table.
- If a project would grade, clear, or grub more than 1.0 acre of land, especially into slopes over a 25 percent grade, and would drain into a sensitive water body or stream there may be significant impacts on stream hydrology if uncontrolled runoff results in erosion and subsequent sedimentation of downstream water bodies.
- If a project would result in modifications to existing drainage patterns there may be significant impacts on environmental resources such as biological communities, archaeological resources, etc.

Relative to water quality, compliance with the Water Quality Standards is assured through permit conditions. Adherence to the City's Storm Water Standards, therefore, is the Water Quality threshold.

Issue 1

Would the project cause a substantial increase in impervious surfaces and associated increased in runoff?

Impact Analysis

The proposed project involves the development of a commercial retail center with pedestrian amenities. An integrated parking structure is proposed in the northern portion of the site, with surface parking areas on the periphery of the site. The project includes restaurants, retail shops, and financial institution(s) to be located in the central and southern portions of the site, landscaping, and hardscape areas.

The proposed project would result in an increase in impervious areas due to the new buildings, hardscape, and parking areas. Pervious pavements would be utilized in lieu of standard pavement where feasible to diminish a portion of the increased impervious areas. The impervious area would be increased to approximately 84 percent after accounting for pervious pavements in select parking areas. The onsite drainage design was governed by honoring the existing drainage basin boundary acreage of Basins A and B. Stormwater detention and Hydromodification Management Plan (HMP) facilities would be implemented to accommodate the potential increase in stormwater runoff rates due to the proposed increase in impervious areas.

Proposed Basin A

The proposed total acreage of Basin A would match the existing acreage. However, the sub-basin areas would be modified from existing conditions. The acreage of Basin A1 would be decreased from existing conditions. The proposed acreage of Basin A2 would be increased from existing conditions. The existing Basin A3 which previously discharged into the Caltrans right of way would be eliminated, and this area would be re-routed into Basin A2. Any increases in peak flow discharge from Basin A2 would be mitigated through the implementation of onsite detention. The net effect on downstream drainage facilities of trading sub-basin areas would be negligible since these sub-basins confluence near the Caltrans box culvert.

Basin A1 would consist of the second level parking and truck dock deck which is attached to Building A. Runoff from this basin would be captured by a storm drain system beneath the deck and routed through a detention system below grade. The detention system outlet would discharge into the existing easterly concrete ditch which drains north into the canyon. Basin A2 would consist of the north and western portions of the site including Buildings A, B, G, F, and E. Runoff from Basin A2 would be captured and conveyed via an underground storm drain system to the detention system at the northwest corner of the site. The detention system outlet would discharge to the existing westerly concrete ditch which discharges north into the canyon.

Proposed Basin B

The proposed acreage of Basin B would match the existing acreage. Basin B would consist of the southeast portions of the site and include buildings B and C, parking areas, and a vehicular ramp on the east side of the building A. Runoff from the majority of the Basin B area would be captured by a series of storm drain inlets and conveyed via underground storm drain to a detention facility. The detention system would outlet to Carroll Canyon Road via a curb outlet. The southerly portions of Basin B, including landscaping areas and driveway entrances would bypass the storm drain detention

system and discharge directly into Carroll Canyon Road.

Calculations were performed to determine the proposed condition discharge during a storm event. The 50-year design storm was selected in accordance with the City of San Diego Drainage Design Manual, Section 1-102.2.3.B. Table 5.11-2, *Proposed Hydrology Summary*, summarizes the peak discharge at the major points of concentration.

Table 5.11-2. *Proposed Hydrology Summary*

Basin	*Point of Concentration*	*Area (ac)*	*Average Runoff Coefficient*	*Time of Concentration (min)*	*Q50 (cfs) (undetained)*	*Q50 (cfs) (detained)*
A1	403	0.82	0.95	3.9	3.3	3.3
A2	309	5.53	0.92	5.4	21.0	11.0
A (Total)	350	6.35	--	--		--
B	209	2.55	0.75	6.8	7.9	6.0

As shown above, the proposed project would result in an undetained increase in peak runoff rates for Basin A2 and Basin B. Therefore, a detention system would be required to provide hydromodification management and reduce the peak runoff rates for the design storm to match the existing conditions. For information on the detention system please see *Issue 2*, below. With implementation of the detention system, significant impacts would not occur.

Significance of Impacts

The proposed project would introduce impervious surfaces to a previously developed site. An increase in runoff beyond that which has been anticipated under existing project approvals would occur. A detention system would be implemented to provide hydromodification management and reduce the peak runoff rates for the design storm to match the existing conditions, as discussed in *Issue 2*. No significant impacts would result.

Mitigation Measures

No significant impacts associated with storm water runoff would occur. Therefore, no mitigation measures are required.

Issue 2

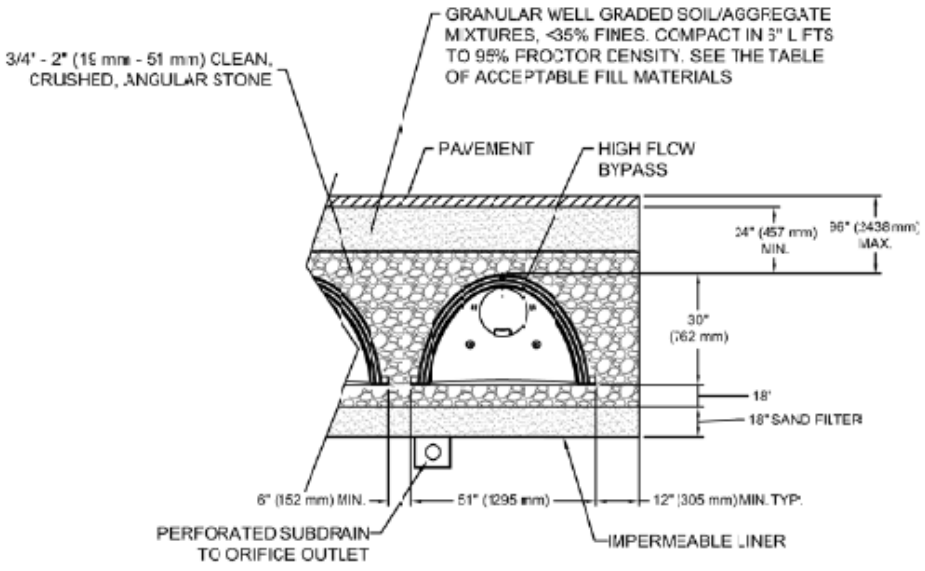
Would the project cause substantial alteration to on- and off-site drainage patterns due to changes in runoff flow rates or volumes?

Impact Analysis

The proposed project would result in an increase in impervious surfaces from existing conditions. This would potentially result in an increase in stormwater runoff rate and volume if left unmanaged. The project would be required to detain the increase in runoff to minimize impacts to public drainage facilities. In addition, the project would be required to comply with the Hydromodification Management Plan (HMP) requirements as described in the City of San Diego Stormwater Standards Manual.

To fulfill the HMP requirements, the project must be designed so that runoff rates and durations are controlled to maintain or reduce pre-project downstream erosion conditions and protect stream habitat. As discussed above, the project proposes to increase the impervious area of the site from existing conditions. This increase in impervious area would result in an increase in erosion potential of the downstream receiving water bodies if left unmanaged. The project would be required to accommodate the increase in runoff by implementing a series of stormwater Best Management Practices (BMPs) and detention facilities which have been specifically designed for Hydromodification Management. The sizing and design of these facilities would be documented in the HMP for this project.

Underground storm drain detention would be implemented to satisfy the HMP requirements and reduce the peak runoff rates for the design storm to that of existing conditions for each basin. These facilities would provide subsurface storage sized to meet hydrology, hydromodification, and water quality requirements. Stormwater would enter the chambers via pipe flow. Runoff from the water quality and hydromodification design storms would be captured in the chambers and slowly filtered through the gravel and sand layers below. The bottom and sidewalls of the Stormtech chambers would be surrounded with an impermeable liner. A subdrain would convey low flows to the outlet. Higher flows would be allowed to bypass the hydromodification storage area, but will enter a second storage area designed to attenuate the peak runoff from the 50-year design storm. The final sizing and design of these facilities will be documented in the HMP.



TYPICAL DETAIL - STORMTECH CHAMBERS WITH SAND FILTER

Significance of Impacts

The proposed project would introduce additional impervious surfaces to a previously developed site. An increase in runoff beyond that which has been anticipated under existing project approvals would occur. A detention system would be implemented to provide hydromodification management and reduce the peak runoff rates for the design storm to match the existing conditions. No significant impacts associated with hydrology would occur.

Mitigation Measures

No significant impacts associated with hydrology would occur. Therefore, no mitigation measures are required.

Issue 3

Would the project result in an increase in pollutant discharge to receiving waters during construction or operation?

Impact Analysis

The proposed project site does not contain any areas that are recognized as currently contaminated, or pose any threat to safety. The following constituents are commonly found on similar developments and could affect water quality:

- Sediment discharge due to construction activities and post-construction areas left bare
- Nutrients from fertilizers used in landscaping
- Organic compounds found in pesticides, solvents, and hydrocarbons
- Trash and debris deposited in drain inlets
- Hydrocarbons such as oil and grease from paved areas

Receiving waters have 303(d) beneficial use impairments consisting of Phosphate, Total Dissolved Solids, and Sedimentation/Siltation. Therefore, the following pollutants are designated as anticipated or potential for the proposed site, as well as have 303(d) impairments downstream are considered primary pollutants of concern.

PRIMARY POLLUTANTS OF CONCERN	SPECIFIC 303(D) IMPAIRMENT
SEDIMENT	Total Dissolved Solids, Sedimentation/Siltation
NUTRIENTS	Phosphates

The project proposes to utilize portions of areas which are designated for landscaping or other softscape for Low Impact Development (LID) storm water treatment. In addition, landscaped islands within to the private roadway/driveways would be used in the treatment of runoff prior to entering the storm drain system. These LID BMPs would also function to slow down site runoff, increase times of concentration, improve downstream hydrologic conditions, and treat storm water as compared to the existing condition. These BMPs are extremely effective in creating a low impact site design concerning storm water management.

Additionally, pervious concrete/asphalt is proposed for applicable areas on-site, including overflow parking and pavement areas that are not anticipated to carry a high traffic volume. Pervious pavement allows for storm water to filter down through the pavement surface rather than running off into storm drain inlets. The drainage would eventually be conveyed via a perforated pipe system, flowing treatment through the subsurface medium.

As a result of the recommended low impact development, source control measures, and treatment control measures, water quality exceedances are not anticipated, and pollutants are not expected within project runoff that would adversely affect beneficial uses in downstream receiving waters. The project would implement controls designed to limit discharges to the appropriate standard. The project complies with the requirements of the State Regional Water Quality Control Board concerning coverage under the General Construction Permit.

Significance of Impacts

As a result of the recommended low impact development, source control measures, and treatment control measures, water quality exceedances are not anticipated, and pollutants are not expected within project runoff that would adversely affect beneficial uses in downstream receiving waters. The project complies with the requirements of the State Regional Water Quality Control Board concerning coverage under the General Construction Permit. No significant impacts are anticipated.

Mitigation Measures

The proposed project includes design features that would ensure that an increase in pollutant discharge to receiving waters during construction or operation would not occur. No mitigation measures beyond those required for the project are necessary.

Issue 4

Would the project violate any water quality standards or waste discharge requirements?

Impact Analysis

As a result of the recommended site design, source control measures, and treatment control measures, water quality exceedances are not anticipated, and pollutants are not expected within project runoff that would adversely affect beneficial uses in downstream receiving waters. The project plans to institute controls designed to limit discharges to the appropriate standard. The project would comply with the requirements of the State Regional Water Quality Control Board concerning coverage under the General Construction Permit. As presented under *Issue 1*, above, the project would implement a detention system to ensure that the project is in compliance with all water quality standards and waste discharge requirements. With implementation of these measures, significant impacts would be avoided.

Significance of Impacts

The proposed project would not violate any water quality standards or waste discharge requirements. The project would implement LIDs and BMPs to control and treat urban runoff. No significant impacts relative to water quality would occur.

Mitigation Measures

With implementation of the project's proposed water quality control measures, the proposed project would not result in significant impacts to water quality. No mitigation measures are required.

Issue 5

Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses of planned uses for which permits have been granted)?

Impact Analysis

Groundwater recharge in the area would not be significantly affected due to the fact that the existing rough graded project site consists of soil with low permeability and shallow bedrock. In the post construction condition, no pumping of groundwater is anticipated. During the construction phase, a very low/no amount of construction dewatering is expected to be required. Therefore, the proposed project would not have a substantial impact on groundwater.

Significance of Impacts

The proposed project would not have a substantial impact on groundwater.

Mitigation Measures

The proposed project would not have a substantial impact on groundwater. No mitigation measures are required.

5.12 HEALTH AND SAFETY

The analysis in this section evaluates the potential for human health/public safety/hazardous materials impacts associated with the proposed project.

5.12.1 Existing Conditions

The Carroll Canyon Commercial Center project site is characterized by an existing office development and associated surface parking and landscaping. The primary source of air quality degradation on-site comes from vehicle trips to the office buildings, as well as occasional heavy trucks for deliveries.

Regulations

State Regulations

Obnoxious uses are regulated under Section 41700 of the State Health and Safety Code, under the "Nuisance Rule." For the project site, this would be enforced by the County Department of Environmental Health. The regulation states that "*a person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance or annoyance to any considerable number of persons or to the public or which endanger the comfort, repose, health or safety of any such persons or the public or which cause or have a natural tendency to cause injury or damage to business or property*." The number of people in the area that are affected is not limited to a specific distance from the source of the nuisance, as long as it can be proven that the business is the true source. In other words, there is no direct distance relationship between an obnoxious source and its impact on a sensitive receptor.

Hazardous materials regulation is discussed under Section 25532(g) of the State Health and Safety Code. The regulation states that facilities that store, handle, or use regulated substances as defined in the California Health and Safety Code Section 25532(g) in excess of threshold quantities shall prepare a risk management plan for determination of risk to the community. As identified in the California Health and Safety Code, Section 25532(g), the term, "regulated substances" is defined as any substance that is comprised of the following:

1. A regulated substance that is listed in Section 68.130 of Title 40 of the Code of Federal Regulations pursuant to paragraph (3) of subsection (r) of Section 112 of the Clean Air Act (42 U.S.C. Sec. 7412(r)(3)).
2. An extremely hazardous substance listed in Appendix A of Part 355 of Subchapter J of Chapter I of Title 40 of the Code of Federal Regulations that is any of the following:
   a. A gas at standard temperature and pressure
   b. A liquid with a vapor pressure at standard temperature and pressure equal to or greater than ten millimeters mercury
   c. A solid that is (a) in solution or in molten form, (b) in powder form with a particle size less than 100 microns, or (c) reactive with a National Fire Protection Association rating of 2, 3, or 4.
3. On or before June 30, 1997, the office shall, in consultation with the Office of Environmental Health Hazard Assessment, determine which of the extremely hazardous substances listed in Appendix A of Part 355 of Subchapter J of Chapter I of Title 40 of the

Code of Federal Regulations do either of the following:

a. May pose a regulated substances accident risk, with consideration of the factors specified in subdivision (g) of Section 25543.1, and should remain on the list of regulated substances until completion of the review conducted pursuant to subdivision (a) of Section 25543.3.
b. The office shall adopt, by regulation, a list of the extremely hazardous substances identified pursuant to clause (i). Extremely hazardous substances placed on the list are regulated substances for the purpose of this article.

Facilities which handle, store, or use any quantity of toxic or highly toxic gas as defined by the most recent Uniform Fire Code (UFC), which are also regulated substances as defined in the California Health and Safety Code Section 25532(g), shall prepare an off-site consequence analysis (OCA). This analysis shall be performed in accordance with Title 19 of the California Code of Regulations Section 2750.2 and Section 2750.3. If the OCA demonstrates that toxic release could potentially impact the residential community, the facility will not store, handle, or use the material in those quantities. If a decrease in quantity of material reduces the distance to toxic endpoint to where the community is not impacted, the facility shall be able to utilize the material in that specified quantity.

Facilities that handle, store, or use any quantity of toxic or highly toxic gas need to prepare an OCA. According to Section 2750.2, the OCA parameters consist of assessing toxic endpoints stated in Section 2770.5, Table 1 and Table 3, which include, but are not limited to the following hazardous materials: Acrolein, Acrylonitrile, Ammonia, Arsine, Boron-Tetrachloride, Boron-Tetrafluoride, Bromine, Carbon-Disulfide, Chlorine, Chloroform, Diborane, Fluorine, Formaldehyde, Furan, Hydrazine, Hydrochloric Acid, Hydrogen-Chlorine, Methyl-Chlorine, Methyl-Hydrazine, Nickel-Carbonyl, Nitric-Acid, Nitric Oxide, Oleum, Phosphine, Phosphorus, Piperidine, Sulfur-Dioxide, Sulfur-Tetrafluoride, and Vinyl Acetate. Regulated flammable substances are stated in Table 2 of Section 2770.5, and include, but are not limited to the following flammable materials: Butane, 1-Butene, 2-Butene, Carbon Oxysulfide, Chlorine Monoxide, Cyanogen, Cyclopropane, Ethane, Hydrogen, Methane, Propane, Silane, Tetramethylsilane, Vinyl Acetate, and Vinyl Fluoride. Flammable endpoints vary according to the following issues: (a) explosion, (b) radiant heat/exposure time, (c) lower flammability limit, (d) wind/speed/atmospheric stability class, (e) ambient temperature/humidity, (f) height of release, (g) surface roughness, (h) dense or neutrally buoyant gases, and (h) temperature of released substances.

Section 2750.3 of the California Code of Regulations identifies the worst-case release scenario analysis. Based on the consequences of hypothetical toxic and hazardous release, worst-case scenarios comprise toxic gas release, toxic liquids, and flammables. Worst-case scenarios regarding toxic gases include temperature conditions and the potential source of the toxic gases as well as release rates. Worst-case scenarios pertaining to toxic liquids involve temperature, liquid source, area of potential contamination, and release rate. Worst-case scenarios pertaining to flammable materials include vaporization, determination of distance to endpoints as stated in Section 2750.2, potential passive mitigation, pressure and temperature as well as potential source of flammable material.

County Department of Environmental Health (DEH)

The County DEH, Hazardous Materials Management Division (HMMD) administers the above State program and issues Unified Facility Program Permits to regulate businesses that may impact public health and safety. These include businesses that use hazardous materials, dispose of hazardous wastes, have underground storage tanks, and/or generate medical waste. The goal of the HMMD is to protect human health and the environment by ensuring hazardous materials, hazardous waste, medical waste, and underground storage tanks are properly managed. This is determined on a project specific basis.

All applications for businesses which use, handle, or store hazardous materials, including hazardous waste, must be reviewed by DEH, HMMD. The purpose of this review is to determine if a Hazardous Materials Business Plan or a Risk Management and Prevention Plan (RMPP) is required to be submitted or updated by the business, and if a DEH permit is required. If a business meets any of the following, a Hazardous Materials Business Plan will be required to be completed prior to final occupancy:

1. The quantity of hazardous materials at any one time is equal to or greater than a total weight of 500 pounds, or a total volume of 55 gallons, or 200 cubic feet at standard temperature and pressure for a compressed gas; or
2. The quantity of any Acutely Hazardous Material (AHM) will be equal or greater than its Threshold Planning Quantity (TPQ); or
3. Any amount of the material is a carcinogen, reproductive toxin, a hazardous gas with a Threshold Limit Value-Time Weighted Average (TLV-TWA) or Threshold Limit Value-Short Term Exposure Limit (TLV-STEL) of 110 ppm or less.

In addition, if the business handles any quantity of an AHM, the business must submit an AHM Registration Form to the Department of Environmental Health prior to issuance of the construction permit. If the business will use or store any AHMs in excess of specified quantities (TPQs), the DEH is required to conduct a site-specific computer screening prior to issuance of the construction permit. The purpose of this screening is to determine if an off-site consequence would likely result from the sudden release of the Acutely Hazardous Materials. If the probability of a release exists, the business must prepare a Risk Management and Prevention Plan.

San Diego Air Pollution Control District

Per the California Air Toxics "Hot Spots" Information and Assessment Act (AB 2588), toxic air emissions in the region are regulated by the San Diego Air Pollution Control District (SDAPCD). A toxic air contaminant is defined as an "air pollutant that may increase a person's risk of developing cancer and/or other serious health effects." Approximately 800 chemical compounds have been identified as having potential adverse health effects.

Hazardous air polluters in San Diego include the following types of businesses: chromium electroplating and anodizing; dry cleaning; aerospace manufacturing and rework facilities; shipbuilding and repair operations; halogenated solvent cleaning; ethylene oxide sterilizing; and miscellaneous organic chemicals process. Other types of businesses are considered hazardous air polluters; however, they are not expected to be major contributors in San Diego. These include:

gasoline distribution (bulk terminals), wood furniture manufacturing, boat manufacturing, printing and publishing, research and development facilities, and off-site waste and recovery operations.

The SDAPCD requires a review of businesses which may emit air contaminants from non-vehicular sources. The purpose of this review is to determine whether an Authority to Construct and Permit to Operate are required for certain equipment at the business. In addition, the review will determine whether notification is required for demolition and renovation projects involving asbestos. Permits and notifications help San Diego County protect the public health by attaining and maintaining ambient air quality standards and preventing public nuisance.

There are no set initial limitations or prohibited types of business in relation to closeness to sensitive receptors; however, during the permitting process some issues may arise that would need to be addressed or changed in order for standards to be met, though these are on a case specific basis. The only exception to this rule is, should the business dealing with hazardous materials be in the vicinity of a school (K-12), it must be a minimum distance of 1,000 feet away from the school. Notification of such use to the parents of each child in the school is also required.

City of San Diego

At the local level, the San Diego Fire Department screens inventories of substances and inspects sites. All businesses applying for a permit which use, handle, or store any quantity of hazardous materials shall be reviewed by the San Diego Fire Department through the completion and submittal of the Fire Department's Hazardous Materials Information form. The purpose of this review is to classify the building occupancy in accordance with the California Building Code.

Proper maintenance of plants and other flammable materials around the project site can reduce future wildfire impacts on the property. Proper maintenance can also avoid creating other hazards such as soil erosion and potential slope failures. The City of San Diego Fire Department requires the equivalent of a combined brush management Zone One and Two dimension of 100 feet, measured from the exterior of the structure towards the native/naturalized vegetation. Zone 1 and Zone 2 are described below. Additional references include the San Diego Municipal Code Section 55.5001, Very High Severity Zone (2012), and Fire Prevention Bureau Policy B-08-1 (revised May 4, 2010).

Zone One – 35 feet – is to be planted immediately adjacent to the project's southern boundary. This zone limits the use of highly flammable plant materials. Trees should not be located any closer to a structure than a distance equal to the tree's mature spread. All plantings are to be maintained in a succulent condition. Non-irrigated plant groupings over six inches in height may be retained provided they do not exceed 100 square feet in area and their combined coverage does not exceed ten percent of the total Zone One area.

Zone Two – 65 feet – is to be located between Zone One and the open space area north of the project site. This zone requires that new non-irrigated plantings have a low growing spreading habit and are self regenerating, drought resistant, and effective in erosion control and slope stabilization. Within Zone Two, 50 percent of the plants over 24 inches in height shall be reduced to a height of six inches. Non-native plants shall be reduced in height before native plants are reduced in height. Within Zone Two, all plants remaining after 50 percent are reduced in height, shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual.

Non-native plants shall be pruned before native plants are pruned. New plants shall be low-growing with a maximum height at maturity of 24 inches. Single specimens of native trees and tree-form shrubs may exceed this limitation if they are located to reduce the chance of transmitting fire from native or naturalized vegetation to habitable structures and if the vertical distance between the lowest branches of the trees and the top of adjacent plants are three times the height of the adjacent plants to reduce the spread of fire through ladder fueling. All new Zone Two plantings shall be irrigated temporarily until established to the satisfaction of the City Manager. Only low-flow, low-gallonage spray heads may be used in Zone Two. Overspray and runoff from the irrigation shall not drift or flow into adjacent areas of native or naturalized vegetation. Temporary irrigation systems shall be removed upon approved establishment of the plantings. Permanent irrigation is not allowed in Zone Two.

Additionally, the City's Municipal Code, Section 142.0412(f), allows that Zone Two can be reduced at a ratio of 1 ½ feet for every 1-foot increase in Zone One. An 80-foot Zone One would preclude the need for Zone Two. The proposed project would utilize the zone reduction option allowed under Municipal Code Section 142.0412(f) and would not provide a Zone Two, as Zone One would be 80 feet or greater.

5.12.2 Impact Analysis

Thresholds of Significance

The City of San Diego has adopted its *Significance Determination Thresholds* (City of San Diego 2011). According to the Significance Determination Thresholds, a project would have a significant environmental impact if:

- The project site is location on or near known contamination sources may result in a significant impact.
- The project site meets one or more of the following criteria may result in a significant impact.
  - Located within 1,000 feet of a known contamination site.
  - Located within 2,000 feet of a known "border zone property" (also known as a "Superfund" site) or a hazardous waste property subject to corrective action pursuant to the Health and Safety Code.
  - DEH site file closed.
  - Located in Centre City San Diego, Barrio Logan, or other areas known or suspected to contain contamination sites.
  - Located on or near an active or former landfill. Hazards associated with methane gas migration and leachates should be considered.
  - Properties historically developed with industrial or commercial uses which involved dewatering (the removal of groundwater during excavation), in conjunction with major excavation in an area with high groundwater (such as downtown).
  - Projects located in a designated airport influence area and where the Federal Aviation Administration (FAA) has reached a determination of "hazard" through FAA Form 7460- 1, "Notice of Proposed Construction or Alteration" as required by FAA regulations in the Code of Federal Regulations (CFR) Title 14 §77.13.
- Located on a site presently or previously used for agricultural purposes.

Issue 1

Would the project result in hazardous emisisons or handle hazardous or acutely hazardsous materials, substances, or waste within a quarter-mile of an existing or proposed school?

Impact Analysis

The Carroll Canyon Commercial Center project proposes the redevelopment of an existing vacant office complex with a community-serving commercial retail center. The project involves the demolition of 76,241 square feet of existing light industrial office development and the construction of 145,000 square feet of commercial retail uses, to include retail space, financial institution(s), and restaurants.

Scripps Ranch High School is located within one-quarter mile of the Carroll Canyon Commercial Center project site. The proposed commercial retail uses are not anticipated to result in hazardous emissions or handle hazardous or acutely hazardous materials.

Significance of Impacts

The proposed project does not include uses that would handle hazardous materials or result in hazardous emissions. Scripps Ranch High School is located within one-quarter mile of the project site. Because no hazardous materials or emissions are expected on site, no significant impacts would result.

Mitigation Measures

No significant impacts to schools would result. No mitigation is required.

Issue 2

Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a sifnificant hazard to the public or enviornment and would the project expose people to potential hazards?

Impact Analysis

The project site is not located on a list of hazardous materials site. An EnviroFacts search conducted on August 20, 2012, yielded one facility with toxic substances (RD Instruments, Inc.) and no facilities with radiation within one-quarter mile of the project site. There are eight facilities that have reported hazardous waste activities, the closest being KJM Enterprises, Inc., located at 9885 Carroll Canyon Road, located just south of the project site. None of these facilities pose a risk to visitors or employees of the Carroll Canyon Commercial Center project.

Significance of Impacts

The project site is not listed on a hazardous materials sites list. Sites that report hazardous waste activities within proximity of the project site do not pose a risk to visitors or employees of the Carroll Canyon Commercial Center project. There are no impacts relative to hazardous materials.

Mitigation Measures

The project has no significant hazardous materials impacts. No mitigation is required.

Issue 3

Would the project expose people to toxic substances, such as pesticides and herbicides, some of which have long-lasting ability, applied to the soil during previous agricultural uses?

Impact Analysis

The project has potential to emit TACs. Emissions of TACs are attributable to temporary emissions from construction emissions, and minor emissions associated with diesel truck traffic used for deliveries at the site. Truck traffic may result in emissions of diesel particulate matter, which is characterized by the State of California as a TAC. Certain types of projects are recommended to be evaluated for impacts associated with TACs. A retail development such as the Carroll Canyon Commercial Center project would not attract a disproportionate amount of diesel trucks and would not be considered a source of TAC emissions. Based on CalEEMod (see Section 5.5, *Global Climate Change*, for a discussion of this model), heavy-duty diesel trucks would account for only 0.9 percent of the total trips associated with the project. Impacts to people from TAC emissions would therefore be less than significant.

Significance of Impacts

The project has the potential to expose people to toxic substances through the emission of TACs. However, this exposure would be minimal and would result in a less that significant impact.

Mitigation Measures

Project impacts to people are less than significant. No mitigation is required.

Issue 4

Would the project impair implementation of, or physically interfere with, an adopted emergency response plan?

Impact Analysis

The proposed project is located within the developed community of Scripps Miramar Ranch and on a previously developed site. The circulation network is in place, as is an emergency response plan. The project site has existing access to the circulation network and emergency services. The proposed project does not recommend revisions to the existing circulation network. As such, the project would not impair implementation or an adopted emergency response plan, nor would the project interfere with such a plan.

Significance of Impacts

Project impacts on the adopted emergency response plan would not be significant.

Mitigation Measures

Project impacts to people are less than significant. No mitigation is required.

Issue 5

Would the project expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including when wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Impact Analysis

The project site is bordered on the north by an existing existing drainage channel corridor. On-site revegetation adjacent to this area shall consist of Brush Management Zone One and erosion control plantings to include a 10-foot transitionsl bffer at the interface of the native/naturalized vegetation. The transitional buffer shall be planted with non-invasive, drought-tolerant specieis that are both comptible with the adjacent habitat areas and are able to capture any potential irrigation run-off so as to avoid impacts to adjacent habitat areas.

Zone One has a width of 35 feet. The required Zone One width shall be provided between native or naturalized vegetation and any structure and shall be measured from the exterior of the structure to the vegetation. Zone One shall contain no habitable structure, structures that are directly attached to habitable structures, or other combustible construction that provides a means for transmitting fire to the habitable structures. Structure such as fences, walls, palapas, play structures, and non-habitable gazebos that are located within Brush Management Zone One shall be of noncombustible construction. Plants within Zone One shall be primarily low-growing and less than four feet in height with the exception of trees. Plants shall be low-fuel and fire-resistive. Trees within Zone One shall be located away from structures to a minimum distance of ten feet as measured from the structures to the drip line of the tree at maturity in accordance with the Landscape Standards of the Land Development Code.

Permanent irrigation is required for all planting areas within Zone One except when planting areas contain only species that do not grow taller than 24 inches in height or when planting areas contain only native or naturalized species that are not summer-dormant and have a maximum height at plant maturity of less than 24 inches. Zone One irrigation over-spray and runoff shall not be allowed into adjacent areas of native or naturalized vegetation. Zone One shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems.

Significance of Impacts

Brush management zones incorporated into project design features would effectively minimize exposure to wildland fire risk. Project impacts are less than significant.

Mitigation Measures

Project impacts related to risk of wildland fires are less than significant. No mitigation is required.

Issue 6

Would the project:

- *Result in a safety hazard for people residing or working in a designated airport influence area?*
- *Result in a safety hazard for people residing or working within two miles of a private airstrip or a private airport or heliport facility that is not covered by an adopted Airport Land Use Compatibility Plan?*

Impact Analysis

As discussed in Section 5.1, *Land Use*, of this EIR, the project site is located within MCAS Miramar's AIA. The AIA is "*the area in which current or future airport-related noise, overflight, safety, or airspace protection factors may significantly affect land uses or necessitate restrictions on those uses.*" To facilitate implementation

and reduce unnecessary referrals of projects to the ALUC, the AIA is divided into Review Area 1 and Review Area 2.

The project site is located within Review Area 1. Review Area 1 consists of locations where noise and/or safety concerns may necessitate limitations on the types of land uses. Relative to safety concerns, as shown in Figure 5.1-5, *MCAS Miramar Compatibility Policy Map: Safety*, the project site is not located within any safety zones. No impacts would result. Therefore, the project would not create a safety hazard for people working within a designated airport influence area. The proposed project would not result in residential development. Therefore, the project would not create a safety hazard for people residing in a designated airport influence area.

The project site is not located within two miles of a private airstrip or a private airport or heliport facility that is not covered by an adopted Airport Land Use Compatibility Plan. Therefore, the project would not result in a safety hazard for people residing or working within two miles of a private airstrip or a private airport or heliport facility that is not covered by an adopted Airport Land Use Compatibility Plan.

Significance of Impacts

The project would not result in a safety hazard for people residing or working in a designated airport influence area. The project site is not located within two miles of a private airstrip or a private airport or heliport facility that is not covered by an adopted Airport Land Use Compatibility Plan; therefore no impacts would occur.

Mitigation Measures

Project impacts related to risk of safety hazards associated with a nearby airport are less than significant. No mitigation is required.

5.13 PUBLIC SERVICES AND FACILITIES

Public services and facilities are those functions that serve development on a community-wide basis. These functions include police, fire and emergency response services, parks and recreation, schools, and libraries. For the Carroll Canyon Commercial Center project, which involves commercial uses, police and fire and emergency response services are necessary to serve future tenants, employees, and patrons. Other public services, such as parks and recreation, schools, and libraries, would serve tenants, employees, and patrons in the communities in which they reside. Therefore, the discussion in this section focuses on police protection and fire and emergency services.

The following discussion is based on correspondence and telephone conversations with service providers (see Appendix J) and evaluates the potential impacts the proposed project would have upon existing services. Figure 5.13-1, *Location of Public Services*, shows the location of the fire station and police stations that serve the project site.

5.13.1 Existing Conditions

Police Protection

Police protection for the Carroll Canyon Commercial Center project is provided by the San Diego Police Department (SDPD). The SDPD is divided into nine divisions. The project site is serviced by the Northeastern Division. The Northeastern Division, located at 13396 Salmon River Road, serves the neighborhoods of Carmel Mountain, Miramar, Miramar Ranch North, Mira Mesa, Rancho Bernardo, Rancho Encantada, Rancho Peñasquitos, Sabre Springs and Scripps Miramar Ranch. The Northeastern Division serves a population of 227,590 people and encompasses 103.9 square miles. This police station is located approximately five miles north of the project site.

Fire Protection and Emergency Services

Fire protection and emergency services are provided by the San Diego Fire-Rescue Department (SDFD). SDFD is a multi-faceted organization that provides City residents with fire and life-saving services including fire protection, emergency medical services, and lifeguard protection at San Diego beaches. Two fire stations serve the project site. Station Number 37 is located at 10750 Scripps Lake Drive, approximately two miles northeast of the project site. Station 37 is equipped with an engine, brush rig, and paramedic unit. Station Number 44 is located at 10011 Black Mountain Road, approximately one mile southwest of the project site. Station 44 is equipped with an engine, truck, battalion chief rig, and two hazmat rigs.

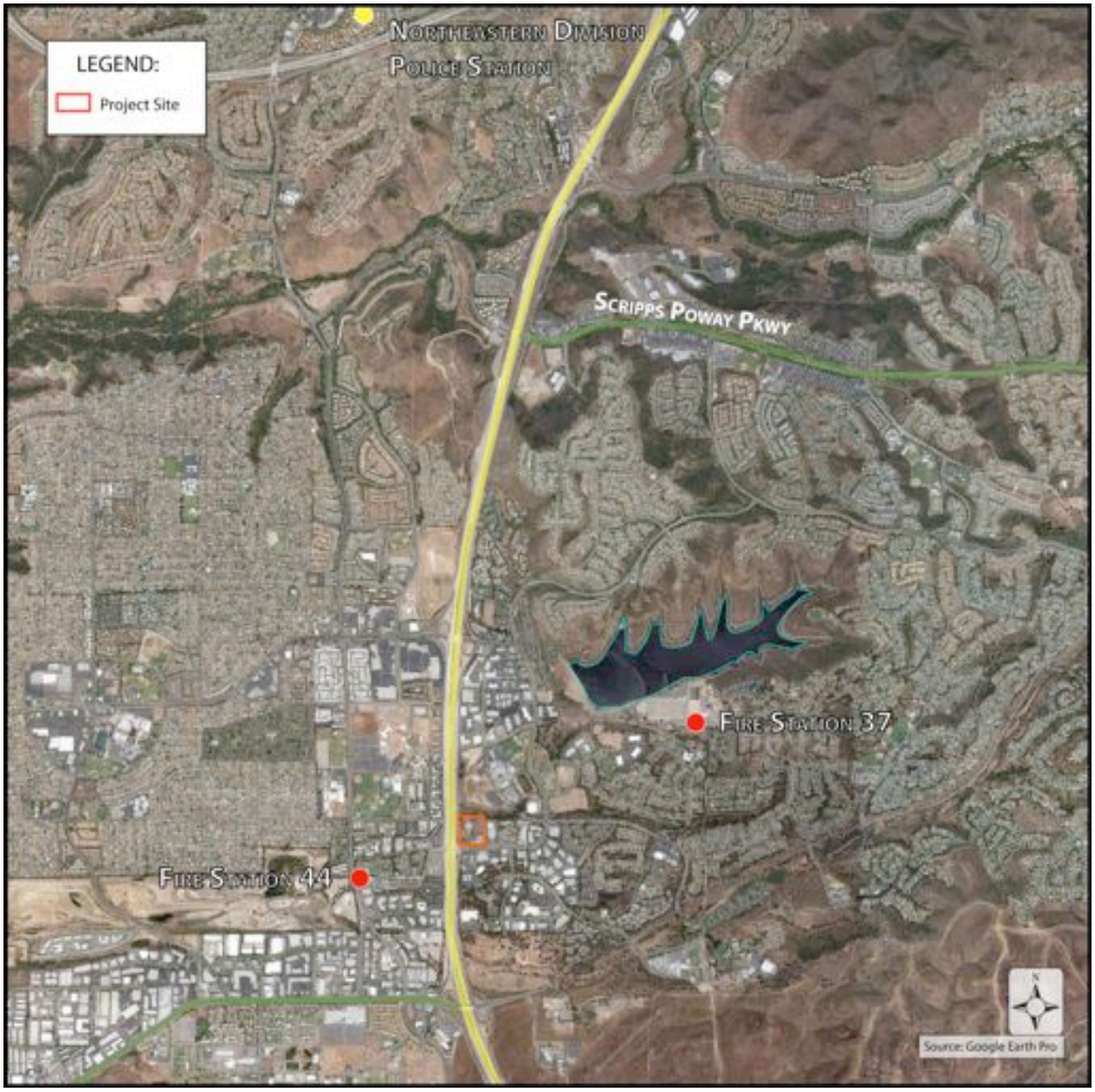


Figure 5.13-1. ***Location of Public Services***

5.13.2 Impact Analysis

Thresholds of Significance

The City of San Diego's *California Environmental Quality Act Significance Thresholds* (January 2011) provides guidance to determine potential significance associated with pubic services and facilities. Based on the City's thresholds, for impacts to public services and facilities, a project may result in a significant impact if the proposed project would:

- Result in the need for new or expanded public facilities, including fire protection, police protection, health, social services, emergency medical, libraries, schools, and parks;
- Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or
- Include recreational facilities or require the construction or expansion of recreation facilities, which might have an adverse physical effect on the environment.

Issue 1

Would the proposed project result in the need for new or expanded public facilities, including fire protection, police protection, health, social services, emergency medical, libraries, schools, and parks? If so, what physical impacts would result from the construction of these facilities?

Impact Analysis

Police protection for the Carroll Canyon Commercial Center would be provided by the San Diego Police Department. The Miramar Ranch North community is served by the Northeastern Division police facility, on beat 233, located at 13396 Salmon River Road. The Northeastern Division provides police services the communities of San Pasqual, Rancho Bernardo, Carmel Mountain, Rancho Peñasquitos, Sabre Springs, Mira Mesa, Miramar Ranch North, Rancho Encantada, Scripps Ranch, and Miramar.

According to correspondence with Police Lieutenant Ken Hubbs of the SDPD, the Northeastern Division is currently staffed with 96 sworn personnel and one civilian employee. The current patrol strength is 73 uniformed patrol officers. Officers work ten-hour shifts. Staffing is comprised of three shifts which operate from 6:00 a.m. to 4:00 p.m. (First Watch), 2:00 p.m. to midnight (Second Watch), and from 9:00 p.m. to 7:00 a.m. (Third Watch). Using the Department's recommended staffing guidelines, Northeastern Division currently deploys a minimum of nine patrol officers on First Watch, 11 patrol officers on Second Watch, and seven patrol officers on Third Watch. The goal citywide is to maintain 1.45 officers per 1,000 population ratio.

The project site is located in the City of San Diego within the boundaries of police beat 246. The 2011 average response times for beat 246 are 7.7 minutes for Priority E calls, 15.2 minutes for Priority 1 calls, 21.2 minutes for Priority 2 calls, 44.8 minutes for Priority 3 calls, and 51.7 minutes for Priority 4 calls. The department's response time goals are:

- Priority E Calls (imminent threat to life) within seven minutes.
- Priority 1 Calls (serious crimes in progress) within 14 minutes.

- Priority 2 Calls (less serious crimes with no threat to life) within 27 minutes.
- Priority 3 Calls (minor crimes/requests that are not urgent) within 70 minutes.
- Priority 4 Calls (minor requests for police service) within 70 minutes.

The citywide average response times, for the same period, were 6.3 minutes for Priority calls, 11.1 minutes for Priority 1 calls, 22.8 minutes for Priority 2 calls, 62 minutes for Priority 3 calls, and 67.8 minutes for Priority 4 calls – all within the Department's response time goals. The Department strives to maintain the response time goals as one of various other measures used to assess the level of service to the community.

The Police Department has not identified any impacts associated with the Carroll Canyon Commercial Center project. Police response times in this community will continue to increase with the build-out of community plans and the increase of traffic generated by new growth. However, there are no current plans for additional police sub-stations in the immediate project area; and the proposed project would not result in the need to construct new facilities. Impacts associated with police protection would not be significant.

Relative to fire protection services, two City of San Diego Fire-Rescue stations located near the Miramar Ranch North community would serve the proposed project: Station Number 37 located at 10750 Scripps Lake Drive, and Station Number 44 located at 10011 Black Mountain Road. In order to best serve the community, San Diego Fire-Rescue has established the response time objectives based on national standards. According to correspondence with Assistant Fire Marshal Lawrence Trame, to treat medical patients and control small fires, the first-due unit should arrive within 7.5 minutes, 90 percent of the time from the receipt of the 911-call in fire dispatch. This equates to one-minute dispatch time, 1.5 minutes/seconds company turnout time, and five minutes drive time in the most populated areas. To confine fires near the room of origin, to stop wildland fires to under three acres when noticed promptly, and to treat up to five medical patients at once, a multiple-unit response of at least 17 personnel should arrive within 10.5 minutes/seconds from the time of 911-call receipt in fire dispatch, 90 percent of the time. This equates to one-minute dispatch time, 1.5 minutes/seconds company turnout time, and eight minutes drive time spacing for multiple units in the most populated areas.

Brush management is considered an integral, key component of an overall Fire Preparedness and Management Plan. For the Carroll Canyon Commercial Center project, brush management is addressed in Section 5.12, *Health and Safety*.

San Diego Fire-Rescue has not identified any impacts associated with the Carroll Canyon Commercial Center project. Existing facilities would serve the Carroll Canyon Commercial Center project, and the construction of new facilities is not required. Therefore, the project's impacts on fire protection would not be significant.

The Carroll Canyon Commercial Center project proposes development of a locally-serving commercial center. Uses include commercial retail, financial, and restaurants. The project does not propose any residential units. As such, the project will not impact population-based public facilities, such as health, social services, libraries, schools, and parks.

Significance of Impacts
The project would not result in significant impacts to facilities.

Mitigation Measures
No significant impacts associated with public facilities would occur. Therefore, no mitigation measures are required.

Issue 2
Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Impact Analysis
The Carroll Canyon Commercial Center project proposes development of a locally-serving commercial center. Uses include commercial retail, financial, and restaurants. Community gathering space will be provided in the form of open dining plazas. The project does not propose any residential units.

It is not likely that employees of the proposed development would use neighborhood and regional parks or other recreational facilities in such a manner that would cause a substantial acceleration in physical deterioration of the facility. Furthermore, the provision of outdoor space within the project may lessen existing deterioration of public facilities.

Significance of Impacts
The project would not result in significant impacts to parks and recreational facilities.

Mitigation Measures
No significant impacts associated with parks and recreational facilities would occur. Therefore, no mitigation measures are required.

Issue 3
Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

Impact Analysis
The proposed project does not include the provision of recreational facilities. The proposed project does not include the provision of residential units. As a result, the project would not require the construction or expansion of recreational facilities.

Significance of Impacts
The project would not result in significant impacts to recreation facilities.

Mitigation Measures
No significant impacts associated with recreational facilities would occur. Therefore, no mitigation measures are required.

5.14 PUBLIC UTILITIES

Public utilities include water, sewer, storm water drainage, and solid waste disposal on a community-wide basis. These services would be provided to future employees and visitors to the Carroll Canyon Commercial Center project. (*NOTE:* Public utilities also include the provision of electricity and natural gas resources which would provide energy to the proposed project. SDG&E will provide electricity and natural gas service to the project. Please see Section 5.6, *Energy*, for a discussion of SDG&E's ability to serve the project and the project's potential impact on energy resources.) Public utilities providers were contacted during preparation of this EIR to identify potential impacts the Carroll Canyon Commercial Center project would have on utilities.

A *Preliminary Sewer Study* (Sewer Study) has been prepared for the project. The results of the Sewer Study are summarized in this section. The complete study is included as Appendix M to this EIR.

A *Waste Management Plan* was prepared for the project by KLR Planning (February 2013). The purpose of this Waste Management Plan (WMP) was to provide analysis of the solid waste impacts anticipated for the Carroll Canyon Commercial Center project and how these impacts would be mitigated. The WMP identifies sufficient mitigation to reduce the potential impacts of the Carroll Canyon Commercial Center project on solid waste generation. The *Waste Management Plan* has been included as Appendix L of this EIR.

The following discussion is based on the various studies listed above and correspondence with utility company providers.

5.14.1 Existing Conditions

Water

Public Utilities Department. The Carroll Canyon Commercial Center project is located within the service area of the City's Public Utilities Department. The Public Utilities Department treats and delivers more than 200,000 acre-feet per year (AFY) of water to more than 1.3 million residents. The water system extends over 404 square miles, including 342 square miles within the City of San Diego. The Public Utilities Department's potable water system serves the City of San Diego and certain surrounding areas, including both retail and wholesale customers. In addition to delivering potable water, the City has a recycled water program. The City's objectives relative to the water system are to optimize the use of local water supplies, lessen the reliance on imported water, and free up capacity in the potable water system. Recycled water provides the City with a dependable, year-round, locally produced, and controlled water resource.

The Public Utilities Department relies on imported water as its major water supply source and is a member public agency of the San Diego County Water Authority (SDCWA). The SDCWA is a member agency of the Metropolitan Water District (MWD). The statutory relationships between the SDCWA and its member agencies, and MWD and its member agencies, respectively, establish the scope of the Public Utilities Department's entitlements to water from these two agencies. The Public Utilities Department currently purchases approximately 85 to 90 percent of its water from the SDCWA, which supplies the water (raw and treated) through two aqueducts consisting of five

pipelines. While the Public Utilities Department imports a majority of its water, it uses three local supply sources to meet or offset potable demands: local surface water, conservation, and recycled water.

Metropolitan Water District. The MWD was formed in 1928 to develop, store, and distribute supplemental water in southern California for domestic and municipal purposes. The MWD is a wholesale supplier of water to its member agencies. It obtains supplies from local sources as well as the Colorado River via the Colorado River Aqueduct, which it owns and operates, and the Sacramento-San Joaquin Delta via the State Water Project. Planning documents such as the RUWMP and Integrated Water Resources Plan (IWRP) help ensure the reliability of water supplies and the infrastructure necessary to provide water to southern California. MWD's 2010 RUWMP documents the availability of these existing supplies and additional supplies necessary to meet future demands. The 2010 RUWMP includes the resource targets included in the IWRP and contains a water supply reliability assessment that includes a detailed evaluation of the supplies necessary to meet demands over a 25-year period in average, single-dry year and multiple-dry year periods. As part of this process, MWD also uses SANDAG's regional growth forecast in calculating regional water demands. In accordance with state law, the RUWMP is updated every five years.

MWD's IWRP identifies a mix of resources (imported and local) that, when implemented, will provide 100 percent reliability for full-service demands through the attainment of regional targets set for conservation, local supplies, State Water Project supplies, Colorado River supplies, groundwater banking, and water transfers. The latest IWRP (2010) includes a planning buffer to mitigate against the risks associated with implementation of local and imported supply programs. The planning buffer identifies an additional increment of water that could potentially be developed if other supplies are not implemented as planned. The planning buffer is intended to ensure that the southern California region, including the City of San Diego, will have adequate water supplies to meet future demands.

San Diego County Water Authority. The SDCWA purchases water from the MWD that is delivered to the region through two aqueducts. Of the MWD's 24 member agencies, the SDCWA is the largest member agency in terms of deliveries and purchases about 25 percent of all the water the MWD delivered in fiscal year 2007. As a retail member agency of the SDCWA, the Public Utilities Department purchases water from the SDCWA for retail distribution within its service area.

The SDCWA's 2010 Urban Water Management Plan, in accordance with State law and the RUWMP, contains a water supply reliability assessment that identified a diverse mix of imported and local supplies necessary to meet demands over the next 25 years in average, single-dry year and multiple-dry year periods. The UWMP is based on SANDAG's 2050 Regional Growth Forecast, which has been refined to include an economic outlook that factors in the current recession and local jurisdictions' general/specific plan updates. The UWMP documents that no shortages are anticipated within its service area. The SDCWA also prepared an annual water supply report for use by its members that provides updated documentation on existing and projected water supplies.

The SDWCA's 2010 UWMP provides for a comprehensive planning analysis at a regional level and includes water use associated with accelerated forecasted residential development as part of its municipal and industrial sector demand projections. These housing units were identified by SANDAG in the course of its regional housing needs assessment, but are not yet included in existing general land use plans of local jurisdictions. The demand associated with accelerated forecasted residential development is intended to account for SANDAG's land use development currently projected to occur between 2035 and 2050, but has the likely potential to occur on an accelerated schedule. SANDAG estimates that this accelerated forecasted residential development could occur within the planning horizon (2010 to 2035) of the 2010 UWMP. These units are not yet included in local jurisdiction's general plans, so their project demands are incorporated at a regional level. When necessary, this additional demand increment, termed Accelerated Forecasted Growth, can be used by member agencies to meet demands of development projects not identified in the general land use plans.

The SANDAG Series 12 2050 Regional Growth Forecast (SANDAG Series 12 Forecast) did not include the level of development of the proposed project in the 20-year planning horizon required by SB 610 and SB 221. The difference between the planned and projected water demands of the project can be accounted for in the SDCWA's 2010 UWMP accelerated forecasted growth demand increment. As documented in the SDCWA's 2010 UWMP, SDCWA is planning to meet future and existing demands which include the demand increment associated with the accelerated forecasted growth. SDCWA will also assist its member agencies in tracking the certified EIRs provided by the agencies that include water supply assessment which utilize the accelerated forecasted growth demand increment to demonstrate adequate supplies for the development. In addition, the next update of the demand forecast for the SDCWA 2015 UWMP will be based on SANDAG's most recently updated forecast, which will include the proposed Carroll Canyon Commercial Center project.

Challenges to Regional Water Supply. Water supply for southern California faces many short-term and long-term challenges, including restrictions for endangered species and other environmental protections, droughts, funding shortfalls for new projects, climate change, and others. The Public Utilities Department, SDCWA, and MWD prepare and revise their water supply and management plans as needed to ensure their continuing ability to serve the water supply needs of the region. These agencies continue to adopt measures and develop new programs, policies, and projects to provide a greater degree of certainty during periods of prolonged drought or to offset possible reductions in other sources of supply.

Operation of the State Water Project along with the Central Valley Project in the San Joaquin Valley were challenged in 2007 in efforts to protect endangered species and habitat, resulting in reduction in the water delivery capacity of both projects. In efforts to ensure reliability of the Sacramento–San Joaquin Delta water supply, the MWD adopted a Delta Action Plan as a framework to address water supply risks in the Sacramento–San Joaquin Delta both for the near-, mid-, and long-term. In the near-term, MWD will continue to rely on plans and polices outlined in its RUWMP and IWRP to address water supply shortages and interruptions to meet water demands. Campaigns for voluntary water conservation, curtailment of replenishment water, and agricultural water delivery are some of the actions outlined in the RUWMP. If necessary, reduction in municipal and industrial water use and mandatory water allocation could also be implemented. MWD also entered into a series of agreements to ensure the stability of its Colorado River supplies and to gain substantial storage

capacity in years with surplus supplies. As a result, MWD's water supply is anticipated to be restored to previous levels in the future.

At the local level, the SDCWA is in the process of minimizing the amount of water it purchases from MWD by diversifying its water supply portfolio. The SDCWA intends to increase its local water supplies to 40 percent of the region's water supplies by 2020 through conservation programs, recycling, and groundwater development projects.

In addition, the Public Utilities Department emphasizes the importance of water conservation to minimize water demand and avoid excessive water use. In accordance with Municipal Code Section 147.04, all residential, commercial, and industrial buildings, prior to a change in ownership, are required to be certified as having water-conserving plumbing fixtures in place.

Also, in accordance with the Conservation Element of the City's General Plan (Policy CE-A.11), development projects shall implement sustainable landscape design such as planting "deciduous shade trees, evergreen trees, and drought-tolerant native vegetation, as appropriate, to contribute to sustainable development goals" and using "recycled water to meet the needs of development projects to the maximum extent feasible" to aid in water conservation.

The Public Utilities Department's Water Conservation Program, established in 1985, accounts for approximately 32,000 AF of potable water savings per year. These savings have been achieved through creation of a water conservation ethic, and implementation of programs, policies, and ordinances designed to promote water conservation practices, including irrigation management. These programs undergo periodic reevaluation to ensure realization of forecasted savings. The Public Utilities Department also examines new water saving technologies and annually checks progress toward conservation goals, working collaboratively with the MWD and SDCWA to formulate new conservation initiatives.

Global Climate Change. The MWD's sources of water supply could be negatively impacted by global climate change and associated challenges, including, but not limited to: reduction in the average annual snow pack; changes in the timing, intensity, location and amount, and variability in precipitation; long-term changes in watershed vegetation and increased incidence of wildfires; rise in sea level; increased water temperatures; and changes in urban and agricultural water demand.

While the impacts of global climate change on MWD's water supply cannot be meaningfully quantified at this time, MWD has taken actions to decrease potential impacts of climate change on the reliability of its water supplies, which are reflected in its IWRP and RUWMP. In addition to policies emphasizing diversification and adaptability of supply sources to manage uncertainties, current MWD water supply planning stresses the importance of local water supplies such as conservation, water reclamation, and groundwater recharge which would be less affected by global climate change. MWD has also entered into agreements to store water in groundwater reservoirs within and outside southern California.

The SDCWA is currently in the planning phase for projects to obtain potable water from ocean desalinization plants, which would relieve pressure on imported water sources and expand the local water supply.

Water Supply Assessment (WSA) and Verification. California State SB 221 and SB 610 went into effect January 2002 with the intention of linking water supply availability to land use decisions made by cities and counties. SB 610 requires water suppliers to prepare a WSA report for inclusion by land use agencies within the CEQA process for new developments subject to SB 221. SB 221 requires water suppliers to prepare written verification that sufficient water supplies are planned to be available prior to approval of large-scale subdivisions. As defined in SB 221 and SB 610, large-scale projects include residential development projects of more than 500 residential units and/or shopping centers or businesses employing more than 1,000 people or having more than 500,000 square feet of floor space. The project proposes approximately 144,621 square feet of commercial retail space, replacing the existing 76,241 square feet of vacant office space. The project does not meet the threshold of SB610 and SB221 and, therefore, a WSA and verification is not required for the proposed project.

Sewer

Wastewater treatment service is provided by the San Diego Metropolitan Wastewater Department (MWWD), which operates the Metropolitan Sewerage System. Facilities in the Metro System include the Point Loma Wastewater Treatment Facility, ocean outfall pipes, pump stations, interconnecting interceptor sewers, and the North City and South Bay Water Reclamation Plants.

The Metropolitan Sewerage System provides wastewater transportation, treatment, and disposal services to the San Diego region. The system serves a population of 2.0 million from 16 cities and districts generating approximately 190 million gallons of wastewater per day (mgd). Planned improvements to the existing facilities will increase wastewater treatment capacity to serve an estimated population of 2.9 million through the year 2050. Nearly 340 mgd of wastewater will be generated by that year.

The MWWD treats the wastewater generated in a 450 square mile area stretching from Del Mar and Poway to the north, Alpine and Lakeside to the east, and south to the Mexican border. The Point Loma Wastewater Treatment Facility currently treats approximately 175 mgd, with a capacity of 240 mgd. Sewer facilities have been built at the project site to serve the existing development

Storm Drainage

This project site is located within the Miramar Reservoir Hydrologic Area (HA 906.10) within the Penasquitos Hydrologic Unit. The site is tributary to Carroll Canyon Creek, Soledad Canyon, and the Los Penasquitos Lagoon. The site is not located within a FEMA flood hazard zone. (See Section 5.11, *Hydrology/Water Quality*, for a detailed discussion of the project's impacts relative to hydrology and water quality.) As discussed in Section 5.11, the project site consists of two major drainage basins. Basin A consists of 6.4 acres of the northern and western areas of the project site. This box culvert conveys runoff from the canyon and surrounding areas west under I-15. Basin B consists of 2.6 acres of the southeast portion of the site which drains south toward Carroll Canyon Road. Carroll Canyon Road drains east via curb and gutter flow.

Solid Waste Services

Solid waste services in the project area is provided by the combined service of the City of San Diego Environmental Services Department (ESD) and private collectors. The City provides refuse collection for single-family and multi-family residences located on public streets that meet City safe

storage and access requirements; collection services for all other developments must be contracted-out by franchised private hauling companies.

ESD pursues waste management strategies that emphasize waste reduction and recycling, composting, and environmentally-sound landfill management to meet the City's long-term management needs. ESD ensures that all Federal, State, and local mandates relating to waste management are met in an efficient and financially sound manner. The State of California mandated (AB 939/PRC 41730 et seq.) in 1989 that all cities reduce waste disposed of in landfills by 25 percent by 1995 and 50 percent by the year 2000 (using 1990 as a base year for waste generation data). Recently signed Assembly Bill 341 has set a new target of 75 percent minimum diversion rate. ESD developed a Source Reduction and Recycling Element (SRRE), as required by the PRC, to reduce wastes deposed of in landfills by 50 percent compared to 1990 base year tonnages. The SRRE describes the programs, activities, and strategies the City plans to carry out to achieve the mandated waste reduction and is updated each year in annual reports to CalRecycle. The City of San Diego has achieved a 68 percent diversion rate as of reporting year 2010.

Solid waste generated by the project during the occupancy phase would be hauled away by private collection services from franchised haulers for the City of San Diego. The waste would be taken to either the City of San Diego's West Miramar Landfill, which is located north of Highway 52 at 5180 Convoy Street in San Diego; the Sycamore Sanitary Landfill, located at 8514 Mast Boulevard in San Diego; or the Otay Landfill, located at 1700 Maxwell Road in Chula Vista.

Waste generated by the project that cannot be reduced, recycled, or otherwise diverted to beneficial use is expected to be transported to and disposed of at the West Miramar Landfill. In 2010, that landfill disposed of 929,849 tons of waste. The landfill is projected to reach capacity in 2022.

Currently, only two other landfills provide disposal capacity within the urbanized region of San Diego: the Sycamore and Otay Landfills. The Sycamore Landfill contains 324 disposal acres on a 491-acre site and is located to the east of Miramar, within the City of San Diego's boundaries. The Otay Landfill contains 230 disposal acres on a 464-acre site and is located within an unincorporated island of County land in the City of Chula Vista. The Sycamore and Otay Landfills are privately owned by Allied Waste Industries, Inc.

The Sycamore Landfill is permitted to receive a maximum of 3,965 tons per day. The permitted capacity of the Sycamore landfill is 48,124,462 cubic yards, and its remaining capacity as of September 30, 2006, was 47,388,428 cubic yards. This landfill is projected to cease operation on December 31, 2031. The Otay Landfill is permitted to receive 5,830 tons per day. Its permitted capacity is 62,377,974 cubic yards, with a remaining capacity on November 30, 2006 of 33,070,879 cubic yards. It is estimated that the Otay Landfill will cease operation on April 30, 2021.

The solid waste management system infrastructure provides an essential public service to the citizens of California. There are three basic components in the solid waste management system: collection; processing to remove recyclable and compostable materials; and disposal of waste that cannot be recycled. These three components, coupled with the implementation of waste reduction and recycled material market development programs, ensure that the integrity of the solid waste management system is well maintained for the citizens of California.

Collection Facilities. Timely and adequate collection of solid waste protects public health and safety, and the environment. An effective collection system prevents unsightly, vector-propagating, and odorous waste accumulation outside residences and businesses. This also results in minimizing illegal disposal, discharge of waste to surface water bodies, and impacts to ecologically sensitive habitats. The effectiveness of California's recycling efforts begins at the source of generation, at the households and businesses, where many collection companies provide multiple bins that allow source separation of recyclables and green waste from the waste stream. Public education and outreach programs are essential elements of the solid waste management system, which brings awareness to the public in their recycling efforts and the positive outcomes achieved.

Materials Recovery, Composting, and Processing Facilities. Processing of waste involves the systematic separation and recovery of valuable recyclable materials and removal of illegally disposed hazardous waste from the waste stream at Materials Recovery Facilities (MRFs), composting facilities, and conventional recycling centers prior to landfilling of residual waste. Processing also includes recovery of energy from the waste streams using waste-to-energy and a variety of conversion technologies, such as anaerobic digestion, gasification, and other technologies.

Disposal Facilities. California's landfills are considered among the best in the nation with respect to innovation, technology, and effectiveness in protecting the environment. Due to potential environmental impacts of landfills, the state's disposal system is heavily regulated by a multitude of regulatory agencies. As a result, landfill operators are required to implement best management practices and abide by permit conditions that ensure environmentally safe and sound operation of their landfills now and into the future.

Policies and Programs. User fees have been the primary funding source for development of California's solid waste management system infrastructure, for implementation of waste reduction programs, and educational campaigns. The sluggish economy, however, has significantly reduced waste disposal volumes over the last five years, thereby reducing revenues. Lowered revenues, in turn, limits the ability of many local governments and solid waste facility owners to expand operations and implement new recycling programs; and in some cases, has made maintaining existing operations difficult. Moreover, volatile worldwide recycling markets will continue to contribute to financial uncertainty and operational difficulty in local recycling programs. In addition, the solid waste infrastructure continues to be challenged with new regulations and mandates, making it even more costly and difficult to see positive growth. These fiscal constraints, coupled with reduced public acceptance of new solid waste management facilities, will require decision makers to continue finding creative solutions to meet solid waste management needs.

A Waste Management Plan (WMP) has been prepared for the proposed project. The purpose of the WMP for the Carroll Canyon Commercial Center project in the City of San Diego is to provide analysis of the solid waste impacts anticipated for the Carroll Canyon Commercial Center project and how these impacts would be mitigated. The goal of the WMP is to identify sufficient mitigation to reduce the potential impacts of the Carroll Canyon Commercial Center project on solid waste generation. In accordance with Council Policy 900-16, this goal would be met by striving for recycling of 100 percent of inert construction materials and striving for recycling a minimum 75 percent by weight all other materials. The Carroll Canyon Commercial Center WMP has been approved as part of the project entitlements.

5.14.2 Impact Analysis

Thresholds of Significance

The City of San Diego's *California Environmental Quality Act Significance Thresholds* (January 2011) provides guidance to determine potential significance associated with hydrology and water quality. Based on the City's *California Environmental Quality Act Significance Thresholds*, for impacts to public utilities, a project may result in a significant impact if it meets one or more of the following criteria:

Water

- If a project would use excessive amounts of potable water.
- If a project proposes predominantly non-drought resistant landscaping and excessive water usage for irrigation and other purposes.
- If a project would result in a need for new systems, or require substantial alterations to existing water utilities which would create physical impacts.

Water Supply

For certain types of large projects, SB 610 requires that the environmental document prepared for each project contain a discussion regarding the availability of water to meet the projected water demands of the project for a 20-year planning horizon, including single and multiple dry years. Prior to approving a project, SB 221 requires the decision-maker to make a finding that the project's water demands for the planning horizon will be met.

The types of projects subject to SB 610 and SB 221 are the following:

- Residential developments of more than 500 units;
- Shopping centers or businesses employing more than 1,000 people or having more than 500,000 square feet of floor space;
- Commercial office buildings employing more than 1,000 people or having more than 250,000 square feet of floor space;
- Hotels or motels having more than 500 rooms;
- Industrial, manufacturing, or processing plants or industrial parks planned to house more than 1,000 people, occupy more than 40 acres of land, or have more than 650,000 square feet of floor space;
- Mixed use projects that include one or more of the above types of projects;
- Projects that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500 dwelling unit project.

The City has determined that the Carroll Canyon Commercial Center project does not meet one or more of the above thresholds. Therefore, a Water Supply Assessment is not required for this project.

Sewer

- If a project would result in a need for new systems, or require substantial alterations to existing sewer utilities which would create physical impacts.

Storm Drains

- If a project would result in a need for new systems, or require substantial alterations to existing storm drain facilities which would create physical impacts.

Solid Waste

- Projects that include the construction, demolition, or renovation of 1,000,000 square feet or more of building space may generate approximately 1,500 tons of waste or more and are considered to have direct impacts on solid waste facilities.
- Projects that include the construction, demolition, and/or renovation of 40,000 square feet or more of building space may generate approximately 60 tons of waste or more, and are considered to have cumulative impacts on solid waste facilities.

Issue 1

Would the proposed project result in the need for new systems or require substantial alterations to existing utilities including those necessary for water, sewer, storm drains, and solid waste disposal? If so, what physical impacts would result from the construction of these facilities?

Impact Analysis

Water/Sewer

The Carroll Canyon Commercial Center project is proposed for a developed site within the Scripps Miramar Ranch community. As such, water facilities have been installed to serve the project and adjacent areas. The size and capacity of these existing utilities should be adequate to serve the proposed Carroll Canyon Commercial Center project. No new systems or alterations to the existing utilities would be required. Impacts to existing water facilities would not occur.

A Sewer Study has been prepared for the project and is included as Appendix O to this EIR. The project proposes a private sewer system that has been designed in general conformance with the City of San Diego Sewer Design Guide. The project would result in a reduction of the projected peak sewer flow-rate due to a change in the uses on the project site. The Sewer Study concludes that no impacts relative to sewer service would result.

Storm Drains

This project site is located within the Miramar Reservoir Hydrologic Area (HA 906.10) within the Penasquitos Hydrologic Unit. The site is tributary to Carroll Canyon Creek, Soledad Canyon, and the Los Penasquitos Lagoon. The site is not located within a FEMA flood hazard zone. (See Section 5.11, *Hydrology/Water Quality*, for a detailed discussion of the project's impacts relative to hydrology and water quality.)

As discussed in Section 5.11, the project site consists of two major drainage basins. Basin A consists of 6.4 acres of the northern and western areas of the project site. This box culvert conveys runoff from the canyon and surrounding areas west under I-15. Basin B consists of 2.6 acres of the

southeast portion of the site which drains south toward Carroll Canyon Road. Carroll Canyon Road drains east via curb and gutter flow. No impacts to storm drains would result from the Carroll Canyon Commercial Center project.

Solid Waste

As described in Section 3.0, *Project Description*, the proposed project is comprised of a mix of commercial retail uses totaling approximately 144,621 square feet. The resultant estimate of solid waste to be generated by the project is approximately 246.5 tons per year, as shown in Table 5.15-1, *Estimated Solid Waste Generation from the Carroll Canyon Commercial Center Project – Occupancy Phase.*

5.14-1. *Estimated Solid Waste Generation from the Carroll Canyon Commercial Center Project – Occupancy Phase*

Use	Intensity (square feet)	Waste Generation Rate (tons/year/sq. ft..)	Estimated Waste Generated (tons/year)
Commercial - Retail	144,621	0.0017	245.86
		TOTAL	**245.86**

The City's threshold for determining if a project would have a significant direct impact associated with solid waste generation is a project that includes the construction, demolition, or renovation of 1,000,000 square feet or more of building space that may generate approximately 1,500 tons of waste or more per year. The proposed project would not generate more than 1,500 tons of solid waste per year and is under 1,000,000 square feet of building space; therefore, is below the City's threshold of significance for direct impacts on solid waste. Significant direct impacts associated with solid waste would not occur.

The City's threshold for determining if a project would have a significant cumulative impact associated with solid waste generation is a project that includes the construction, demolition, and/or renovation of 40,000 square feet or more of building space that may generate approximately 60 tons of waste or more per year. The project would exceed the City's threshold for cumulative impacts as it would generate more than 60 tons per year of waste with building space in excess of 40,000 square feet and would, therefore, contribute to a significant cumulative impact associated with solid waste.

The project has prepared a Waste Management Plan (WMP), which has been approved by the City's Environmental Services Department. (The approved WMP for the project is included in Appendix L to this EIR). Implementation of the WMP would ensure that the project would reduce waste by a minimum of 75 percent of construction-related waste and would implement waste reduction measures during the occupancy phase of the project. Measures identified in the WMP, when implemented, would ensure that potential impacts to solid waste management facilities, including landfills, materials recovery facilities, and transfer stations, as well as services, including collection, would be below a level of significance.

Significance of Impacts

The project would not result in significant impacts to water, sewer, and storm water drainage. Additionally, the project would not result in impacts associated with solid waste.

Mitigation Measures

No significant impacts associated with water, sewer, and storm water drainage and solid waste would occur. Therefore, no mitigation measures are required.

6.0 CUMULATIVE EFFECTS

Section 15355 of the State CEQA Guidelines describes *"cumulative impacts"* as two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts. These individual effects may be changes resulting from a single project or a number of separate projects. The cumulative impact from a project is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.

The discussion of cumulative impacts for the Carroll Canyon Commercial Center project considers both existing and future projects in the Carroll Canyon Commercial Center project vicinity. For this analysis, the project vicinity is defined as the Scripps Miramar Ranch community and the southern portion of the Mira Mesa community. Existing and future projects are based on the following information sources:

- A summary of projections contained in the City's General Plan and the Scripps Miramar Ranch Community Plan; and
- Past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the City of San Diego. These projects include those which result in or contribute to regional or area-wide conditions.

According to Section 15130 of the CEQA Guidelines, the discussion of cumulative effects "…*need not be provided as great a detail as is provided the effects attributable to the project alone. The discussion should be guided by the standards of practicality and reasonableness.*" The evaluation of cumulative impacts is required by Section 15130 to be based on either: *"(A) a list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency, or (B) a summary of projections contained in an adopted general plan or related planning document, on in a prior environmental document which had been adopted or certified, which described or evaluated regional or area-wide conditions contributing to the cumulative effect. Any such planning document shall be referenced and made available to the public at a location specified by the Lead Agency."*

The basis and geographic area for the analysis of cumulative impacts is dependent on the nature of the issue and the project. For analysis of cumulative impacts which are localized (e.g., traffic and public services), a list of past, approved and pending projects was identified. The location of these projects is illustrated in Figure 6-1, *General Location of Cumulative Projects.*

Provided below is a description of the planning documents used in this analysis of cumulative effects, as well as the development projects which have been individually evaluated for their contribution to cumulative effects.

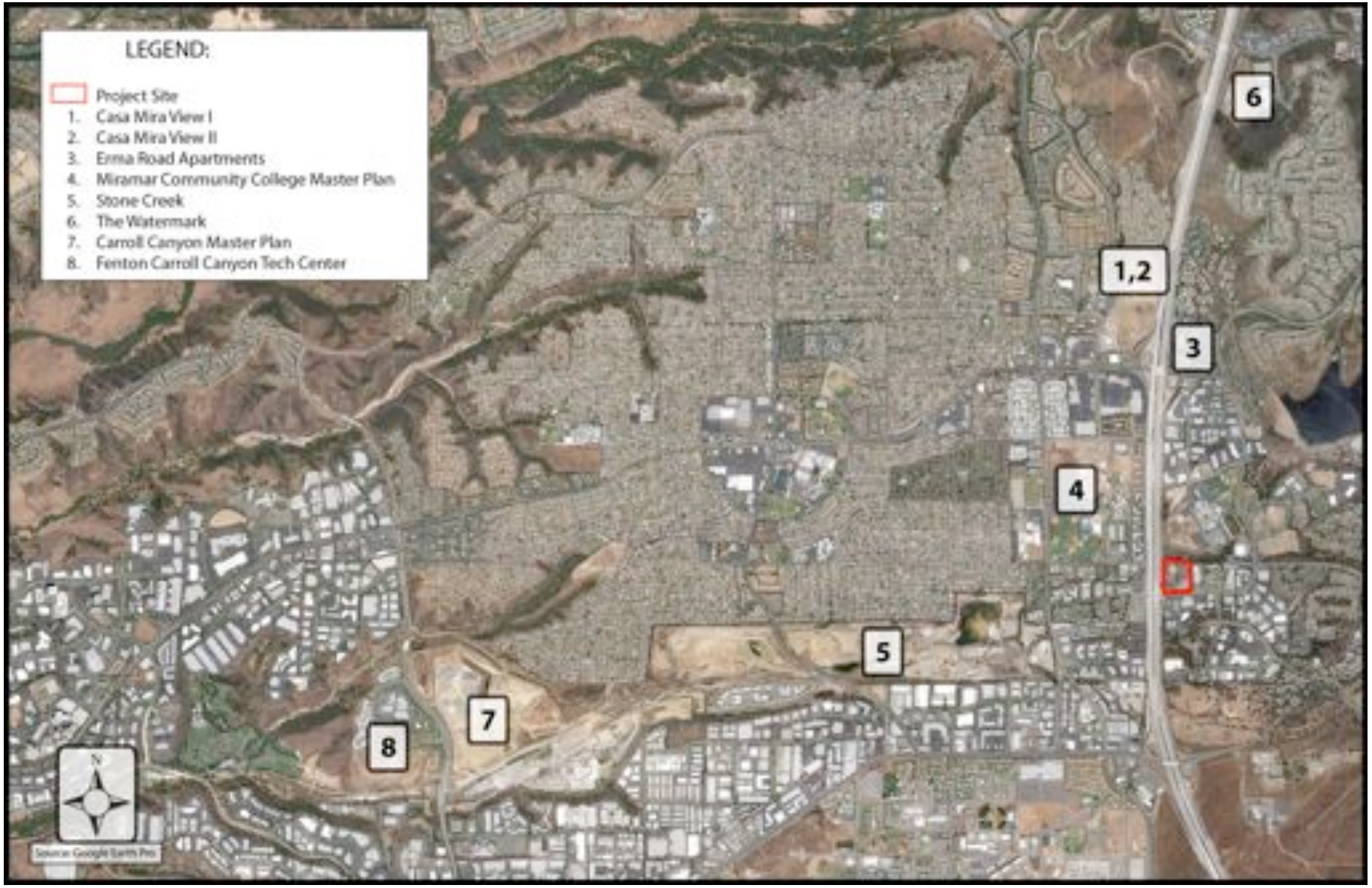


Figure 6-1. ***General Location of Cumulative Projects***

6.1 PLANS CONSIDERED FOR CUMULATIVE EFFECTS ANALYSIS

6.1.1 General Plan

The proposed project is located within the City of San Diego. The City of San Diego's General Plan sets forth a comprehensive, long-term plan for development within the City of San Diego. As such, the plan and development guidelines it identifies pertain to the project site. The current General Plan was adopted in March 2008 and represents a comprehensive update and replacement of the City's 1979 *Progress Guide and General Plan*. The City's General Plan includes incorporation of a Strategic Framework Element, which replaces the previous chapter entitled "Guidelines for Future Development."

San Diego comprises 219,241 acres (approximately 342 square miles), and less than four percent of this land remains vacant and developable. The City expects to reach an estimated population of 1,514,336 by the year 2020 and 1,656,257 by the end of 2030. Future development will require the City to reinvest in existing communities to plan for greater urbanization of infill sites. The City of San Diego General Plan identifies the project site as Industrial Employment. The project proposes a change in land use from Industrial Park to Commercial, requiring a General Plan Amendment. (See Section 3.0, *Project Description*, and Section 5.1, *Land Use*.)

6.1.2 Scripps Miramar Ranch Community Plan

The project site is governed by the Scripps Miramar Ranch Community Plan, which was adopted by the San Diego City Council on March 4, 1978, and was most recently amended in 2011. The Community Plan is intended to serve as a comprehensive guide for residential, industrial, and commercial developments, open space preservation, and development of a transportation network within the plan area. As presented in Section 2.0, *Environmental Setting*, and depicted in Figure 2-7, *Scripps Miramar Ranch Community Plan Land Use Map*, the project site is identified as Industrial Park in the Scripps Miramar Ranch Community Plan. The project requires an amendment to the Community Plan to change the site's land use designation from Industrial Park to Commercial/Residential Prohibited, as shown in Figure 3-1, *Scripps Miramar Ranch Community Plan – Proposed Land Use Designations*.

6.2 PROJECTS CONSIDERED FOR CUMULATIVE EFFECTS ANALYSIS

As stated above, the past, present, and probable future projects considered in this cumulative analysis would produce related or cumulative impacts when evaluated in relation to the potential impacts of the proposed Carroll Canyon Commercial Center project. Descriptions of development projects that have been individually evaluated for their contribution to cumulative effects are provided below.

6.2.1 Casa Mira View I (Project No. 91647)

The Casa Mira View I project involves the development of a multi-family residential project in the Mira Mesa Community. This is a residential project of 1,848 multi-family homes located on the west side of I-15 just north of Mira Mesa Boulevard. The traffic generation for this cumulative project is calculated at 4,800 ADT (for the initial 800 dwelling units anticipated to be occupied by 2014).

An EIR was prepared and certified for the Casa Mira View project in September 2008 (SCH No. 200711109). The EIR evaluated potential impacts associated with the Casa Mira View project, including Land Use; Traffic and Circulation; Air Quality; Public Facilities and Services; Noise; Paleontology; Biological Resources; Aesthetics, Neighborhood Character, and Visual Quality; Hydrology/Water Quality; Geologic Conditions; Energy Conservation; and Cumulative Impacts. Impacts associated with Traffic and Circulation (direct and cumulative), Air Quality (direct and cumulative), Public Facilities and Services (Solid Waste) (cumulative), and Noise (short-term direct) were found to be significant and unmitigated. Impacts associated with all other environmental issue areas addressed in the Casa Mira View EIR were found not to be significant or reduced to below a level of significance with proposed mitigation measures.

6.2.2 Casa Mira View II (Project No. 264497)

The Casa Mira View II project was approved in 2012 and involves the development of a multi-family residential project in the Mira Mesa Community. This is a residential project of 319 multi-family homes located on the west side of I-15 just north of Mira Mesa Boulevard. The traffic generation for this cumulative project is calculated at 1,914 ADT.

A Mitigated Negative Declaration was prepared for the Casa Mira View II project. Mitigation measures will be incorporated into the project to reduce potentially significant Transportation/Circulation and Paleontological Resources impacts to below a level of significance.

6.2.3 Erma Road Apartments (Project No. 137944)

The Erma Road Apartments project involves the development of a multi-family residential project in the Scripps Miramar Ranch Community. This residential project of approximately 114 apartments units is located on the south side of Erma Road just east of I-15. The traffic generation for this cumulative project is calculated at 684 ADT.

CEQA review for this project was based on an MND prepared for a similar project (the original Erma Road Project) that had proposed 95 condominium units. The MND requires mitigation measures be implemented with regard to Biological Resources and Public Utilities (Solid Waste).

6.2.4 Miramar Community College Master Plan

The Miramar Community College Master Plan project involves an educational institutional site in the Mira Mesa Community. A master plan for the existing Miramar Community College located on a site west of I-15, east of Black Mountain Road, south of Hillery Drive and north of Gold Coast Drive. The near-term traffic generation for this cumulative project is calculated at 980 ADT.

A Mitigated Negative Declaration was adopted for the Miramar Community College Master Plan project. Mitigation measures were incorporated into the project reduced impacts associated with Biological Resources, Transportation/Circulation, Paleontological Resources, and Human Health/Public Safety/Hazardous Materials to below a level of significance.

6.2.5 Stone Creek (Project No. 67943)

The Stone Creek project involves the development of a mixed-use project in the Mira Mesa Community. This mixed-use project consists of 4,445 residential dwelling units, 174,000 square feet of retail uses, 200,000 square feet of office space, 850,000 square feet of industrial/business park use, 175 room hotel, and 26.2 acres of neighborhood park space. The project also includes an

amendment to the existing Conditional Use Permit and Reclamation Plan for the on-going resource extraction occurring on the site. This project is located west of I-15 between Camino Ruiz and Black Mountain Road on both the north and south sides of Carroll Canyon Road. This cumulative project is not planned to be constructed before the Carroll Canyon Commercial Center.

The City has determined that an EIR shall be prepared for the Stone Creek project, and a Notice of Preparation was issued on September 16, 2005. As stated in the NOP, the Stone Creek EIR will evaluate the Stone Creek's project potential to result in significant impacts associated with Land Use, Transportation/Traffic Circulation/Parking, Air Quality, Noise, Biological Resources, Health and Safety, Cultural Resources, Hydrology, Geology, Paleontological Resources, Public Services and Facilities, Public Utilities, Landform Alteration/Visual Quality/Community Character, Water Quality, Mineral Resources, Population and Housing/Socioeconomic Impacts, Energy, Growth Inducement, and Cumulative Impacts. The Draft EIR is in preparation and has not yet been circulated for public review.

6.2.6 The Watermark (180357)

The Watermark project involves the development of a commercial project in the Miramar Ranch North Community. This commercial project is located on Scripps Poway Parkway adjacent to I-15. This cumulative project is located approximately 2.3 miles north of the proposed project and is anticipated to add only cumulative traffic to I-15 in the study area. The traffic generation for this cumulative project is calculated at 21,509 ADT.

The City has determined that an EIR shall be prepared for the Watermark project, and a Notice of Preparation was issued on September 24, 2010. As stated in the NOP, Watermark EIR will evaluate the Watermark's project potential to result in significant impacts associated with Land Use, Transportation/Traffic Circulation/Parking, Visual Effects and Neighborhood Character, Air Quality, Global Climate Change, Noise, Biological Resources, Historical Resources, Geologic Conditions, Paleontological Resources, Hydrology/Water Quality, Health and Safety, Public Services and Facilities, Public Utilities, and Cumulative Impacts. The Draft EIR is in preparation and has not yet been circulated for public review.

6.2.7 Carroll Canyon Master Plan (DEP No. 91-0738)

The Carroll Canyon Master Plan involves development of a mixed-use project in the Mira Mesa Community. This mixed-use project would develop approximately 69 acres of residential and 40 acres of commercial generally located on the east side of Camino Santa Fe north of Carroll Canyon Road. This cumulative project is located approximately 5.5 miles west of the proposed project and is not anticipated to be constructed before the Carroll Canyon Commercial Center.

An EIR was certified for the Carroll Canyon Master Plan project in 1994 (SCH No. 92121061). The EIR addressed the potential for the Carroll Canyon Master Plan project to result in environmental impacts associated with Traffic Circulation, Air Quality, Land Use, Biological Resources, Visual Quality, Hydrology, Noise, Public Facilities and Services, and Human Health/Public Safety. The EIR concluded that the Carroll Canyon Master Plan project would result in significant unmitigated impacts associated with Traffic Circulation and Air Quality. Impacts associated with all other environmental issue areas addressed in the EIR were found to not be significant or mitigated to below a level of significance.

6.2.8 Fenton Carroll Canyon Technology Center (LDR No. 40-0870)

The Fenton Carroll Canyon Technology Center involves development of an industrial part in the Mira Mesa Community. The 896,000-square-foot Industrial Park would be generally located on the west side of Camino Santa Fe north of Carroll Canyon Road. Some of this cumulative project is constructed. This cumulative project is located approximately 5.5 miles west of the proposed project and is not anticipated to a significant amount of traffic to the study area roadways.

An EIR was prepared and certified for the Fenton Carroll Canyon Technology Center project in November 2001 (SCH No. 2000041010). The EIR evaluated potential impacts associated with the Fenton Carroll Canyon Technology Center project, including Land Use, Landform Alteration/Visual Quality, Noise, Biological Resources, Cultural Resources, Transportation/Circulation, Hydrology/Water Quality, Geology/Soils, Paleontology, Public Services and Utilities, and Cumulative Impacts. Impacts associated with Traffic/Circulation were found to be significant and unmitigated. Impacts associated with all other environmental issue areas addressed in the Fenton Carroll Canyon Technology Center EIR were found not be significant or reduced to below a level of significance with proposed mitigation measures.

6.3 CUMULATIVE EFFECTS ANALYSIS

The project's potential to make a considerable contribution to cumulative effects associated with the various environmental issue areas addressed in this EIR is evaluated below.

6.3.1 Land Use

The project site is situated on an industrially-designated area of the Scripps Miramar Ranch Community Plan. The project proposes to change the designation of the project site from Industrial Park to Commercial. The Scripps Miramar Ranch Community Plan does not contain any goals, objectives, or proposals relative to the preservation of industrial lands at the location of the proposed project. The Scripps Miramar Ranch Community Plan addresses the development of community commercial uses to meet community needs. The proposed project would create additional community-serving commercial options. The Carroll Canyon Commercial Center project is consistent with all other applicable elements of the Community Plan. The proposed project would not result in significant environmental impacts associated with land use recommendations of the Scripps Miramar Ranch Community Plan.

The proposed project conflicts with the General Plan identification of the project site as Industrial Employment and proposes an amendment to the General Plan to change the General Plan land use designation from Industrial Employment to Commercial. The removal of this site from Industrial Employment would not result in significant environmental impacts. Furthermore, the project would provided retail commercial uses that would support the light industrial/business parks in the surrounding area.

The project site is located within MCAS Miramar's AIA and is within the 60 to 65 a-weighted decibel (dBA) community noise equivalent level (CNEL), as shown in Figure 5.1-4 (*MCAS Miramar Compatibility Policy Map: Noise).* As discussed in Section 5.7, the proposed community-serving commercial retail project is a compatible with the ALUCP noise regulations and no impacts would result due to aircraft noise from operations at MCAS Miramar. As shown in Figure 5.1-5, *MCAS Miramar Compatibility Policy Map: Safety*, the project site is not located within any safety zones.

Similar to the proposed project, build-out of the Scripps Miramar Ranch Community Plan, the build-out of the General Plan, and development of the specific projects listed in Section 6.1, above, would also be required to comply with adopted land use standards, policies, and regulations set forth in the General Plan, Community Plan, Land Development Code, and other applicable land use regulations. Any future projects would be reviewed separately and on their own merits. The proposed project would not result in significant environmental effects due the proposed land use amendments, and there are no environmental impacts that have been identified which, when considered on a cumulative basis, would result in significantly cumulative impacts. Therefore, the proposed project would not result in cumulatively significant land use impacts.

6.3.2 Transportation/Traffic Circulation/Parking

The Traffic Impact Analysis, prepared for the project and included in the discussion of *Transportation/Traffic Circulation/Parking* impacts presented in Section 5.2, includes an evaluation of cumulative impacts in the near-term and in Year 2035. That analysis includes anticipated build-out of the Scripps Miramar Ranch Community Plan area and SANDAG's Series 12 growth projections, as well as other foreseeable projects that could affect traffic in the project area. The other foreseeable anticipated projects to be constructed by the time the proposed project is operable include a portion of Casa Mira View I, Casa Mira View II, Erma Road Apartments, and some Miramar Community College Master Plan projects, which are summarized in Section 6.2, *Projects Considered for Cumulative Effects Analysis*, above. Four additional projects are anticipated to be built after the completion of the proposed project or are located far enough away to add only negligible amount of traffic to study area roadways. These projects, summarized in Section 6.2, above, are Stone Creek, The Watermark, Carroll Canyon Master Plan, and the Fenton Carroll Canyon Tech Center.

As evaluated in Section 5.2, *Transportation/Traffic Circulation/Parking*, the project is calculated to have five cumulative (horizon year) impacts at the following locations, representing significant cumulative impacts:

1) Intersection of Carroll Canyon Rd/Black Mountain Road,
2) Intersection of Carroll Canyon Rd/I-15 SB Ramps,
3) Intersection of Carroll Canyon Rd/I-15 NB Ramps,
4) Segment of Carroll Canyon Road between I-15 and the project access, and
5) Segment of Carroll Canyon Road between project access and Businesspark Avenue.

Following implementation of Mitigation Measures MM 5.2-1, above, the project's direct impact would be reduced to below a level of significance. Mitigation Measure MM 5.2-4 would mitigate the project's cumulative impact at the intersection of Carroll Canyon Road/I-15 northbound ramp. Mitigation Measures 5.2-2, 5.2-3, and 5.2-4 call for a fair share contribution to improvements that also require contribution from other sources for their completion. Although the project's fair share contribution would partially mitigate its cumulative impacts, because completion of those improvements relies on funding by others, the cumulative impact may not be fully mitigated. Therefore, project approval would require adoption of a Statement of Overriding Consideration for the project.

6.3.3 Visual Effects and Neighborhood Character

According to the City of San Diego *CEQA Significance Determination Thresholds*, a project would have a cumulative effect on visual quality by opening up a new area for development, which will ultimately cause extensive view blockage. View blockage would be considered extensive when the overall scenic quality of a visual resource is changed; for example, from an essentially natural view to a largely manufactured appearance. As presented in Section 5.3, *Visual Quality/Neighborhood Character*, there are no scenic views or vistas identified in the project area. The proposed project would not obstruct views or have a negative impact on viewsheds. Therefore, no significant cumulative impacts to visual quality would result.

Relative to neighborhood character, according to the City of San Diego *CEQA Significance Determination Thresholds*, a project would have a cumulative impact to neighborhood character if the area opened for new development results in a change in the overall character of the area. Relative to neighborhood character, the project would redevelop a site that is currently fully developed with vacant office buildings. The proposed project would not open up an area for new development and would not result in a substantial change to the overall community character. The Carroll Canyon Commercial Center project is located in an area where surrounding land is fully developed or is designated as open space, and the project's impacts on neighborhood character are limited to the immediate project area. Through use of similar massing, scale, and materials, the proposed project has been designed to be compatible and consistent with the development in the immediate vicinity. Cumulatively significant impacts to neighborhood character would not occur.

While development may be occurring on other areas of nearby communities, projects are spatially separated and geographically unrelated. When considered with other projects in Scripps Miramar Ranch and adjacent communities, the project would not make a considerable contribution to cumulative impacts associated with visual effects and neighborhood character.

6.3.4 Air Quality

The SDAB is considered a nonattainment area for the 8-hour NAAQS for O_3, and is considered a nonattainment area for the CAAQS for O_3, PM_{10}, and $PM_{2.5}$. An evaluation of emissions of nonattainment pollutants was conducted and it was determined that emissions of all nonattainment pollutants would be below the screening-level thresholds.

The region surrounding the Carroll Canyon Commercial Center project is already developed; the project provides infill development. Because the project provides infill development, it would not be anticipated to increase vehicle trips in the region; rather, the project would serve existing needs by providing local retail to the community. The project would therefore not result in a cumulatively considerable increase emissions of ozone precursors (NOx and VOCs).

It is unlikely that several projects within the immediate vicinity of the Carroll Canyon Commercial Center Project would be developed at the same time as the proposed project; however, should construction occur simultaneously, standard dust control measures would ensure that cumulative impacts would not result. Cumulative impacts are less than significant.

6.3.5 Global Climate Change

Global climate change is itself a cumulative topic. Therefore, the analysis contained in Section 5.5, *Global Climate Change*, is an evaluation of the projects cumulative impacts relative to GHG emissions

and global climate change.

As presented in Section 5.5, emissions of GHGs for the proposed project were quantified for both construction and operations. Operational emissions were calculated assuming a "business as usual" operational scenario as well as an operational scenario with GHG reduction measures employed. Based on the analysis, quantifiable emission reductions that will be implemented through State and local requirements demonstrate that emissions will be reduced by more than 28.3 percent below "business as usual" levels. The Carroll Canyon Commercial Center project would therefore be consistent with the goals of AB 32. Additionally, the project is consistent with the goals and policies of the City of San Diego General Plan. The proposed project would not result in a significant impact relative to plans, policies, or regulations aimed at reducing GHG emissions.

6.3.6 Energy

The project proposes a mix of commercial retail uses on a site in the Scripps Miramar Ranch community that has been previously development as a vacant office complex. SDG&E provides gas and electricity service to the project site, and infrastructure is in place to serve the project.

While the project proposes a change in use from what has been developed on the site, the proposed project would not result in significant cumulative impacts associated with energy use. The project would not use power in excess of that anticipated for the proposed uses. Once developed, the project would use energy for parking lot lighting and landscape accent light and sign illumination. Electricity and gas would also be used by tenants, employees, and visitors. Additionally, sustainable design would be incorporated into the project to reduce the project's overall demand for energy.

6.3.7 Noise

The proposed project would not result in significant impacts associated with noise. Construction noise would be temporary and for a short duration. There are no near-by sensitive receptors that would be affected by vehicular noise levels.

The *Noise Analysis* prepared for the project by Ldn Consulting (July 27, 2012) calculated the cumulative noise levels from the proposed project based on noise generation sources of the proposed project. These projections include the delivery truck noise and noise from the HVAC systems of all buildings. Although not all the noise sources are close enough to each other in distance or sound level to create a cumulative effect, this method is considered ultra conservative in determining impact potential. The cumulative noise levels are calculated separately at the three nearest property lines and provided below in Table 6-1, *Cumulative Noise Levels*.

Table 6-1. *Cumulative Noise Levels (Off-Site Property Lines)*

Property Line	Delivery Truck Noise Level (dBA Leq)	HVAC Noise Levels (dBA Leq)	Property Line Cumulative Noise Level (dBA Leq)*
East	51.0	55.8	**57.1**
South	45.0	52.3	**46.4**
North	45.0	41.0	**57.3**

*Complies with the nighttime Noise Standard of 60 dBA.

As shown in Table 6-1, none of the proposed noise sources would cumulatively exceed the property line standards at the property lines. Therefore, the proposed development related operational noise levels comply with the daytime and nighttime noise standards at the residences. No impacts are anticipated and no mitigation is required.

The project is surrounded by mature eucalyptus trees. These trees could provide nesting habitat for sensitive raptor species. The project could result in indirect impacts to nesting raptors, if there is nesting in the adjacent areas, associated with noise that can occur during construction. The project would require implementation measures be implemented that would reduce the potential for noise impacts to nesting bird to below a level of significance. Other development that could occur as part of the cumulative projects would be required to implement similar measures where mature trees are located proximate to a project and could provide habitat for nesting birds.

6.3.8 Biological Resources

The proposed project would not result in direct impacts to biological resources. The site has been previously disturbed as a result of existing development on-site. The project would not contribute to cumulatively significant direct impacts associated with biological resources.

The project could result in indirect noise impacts to raptors that could nest in adjacent areas during construction of the project, as well as indirect impacts during construction to include an increase in urban pollutants entering sensitive water bodies, an increase in night lighting, habitat disturbance, edge effects, and pollutants (fugitive dust). Mitigation measures would be implemented to ensure that indirect impacts are reduced to below a level of significance. Therefore, the project would mitigation its contribution to cumulatively significant indirect impacts. The City would require similar mitigation measures for other projects that have the potential to result indirect impacts to nesting birds, which would reduce cumulatively significant impacts associated with indirect impacts to below a level of significance.

6.3.9 Geologic Conditions

As presented in Section 5.9, *Geologic Conditions*, of the EIR, no geologic hazards occur on-site which would result in significant impacts to people at the project site. Additionally, the proposed Carroll Canyon Commercial Center project would follow standard construction practices to ensure no geologic impacts would result from project development. The proposed project would not contribute to cumulatively significant impacts related to geologic hazards or soils.

6.3.10 Paleontological Conditions

As addressed in Section 5.10, *Paleontological Resources*, of this EIR, the proposed project site is underlain by the very old Terrace Deposits, undocumented fill, and residual soil. Undocumented fill and resdiual soil have no potential for paleontological resources. Very old Terace Deposits have a moderate potential for paleontological resources. The project site is fully disturbed and developed as a vacant office complex. Development of the project would require limited grading. Implementation of the standard mitigation measures set forth in Section 5.10 would reduce potential impacts to paleontological resources to below a level of significance. Other projects which involve grading of native materials that could contain paleontological resources would be conditioned in a similar manner to implement measures which would mitigate potential impacts to paleontological resources. Implementation of required mitigation measures would reduce the potential cumulative loss of important paleontological resources to below a level of significance.

6.3.11 Hydrology/Water Quality

As addressed by Section 5.11, *Hydrology/Water Quality*, of this EIR, the project would not extract water from an aquifer, increase runoff, and increase flooding. Nor would the proposed project impact drainage patterns or impact downstream water bodies as a result of altered drainage patterns. Therefore, the project would not contribute to any cumulative hydrologic impact. The project would control drainage and runoff in accordance with City requirements. No cumulative impacts associated with hydrology would be expected.

6.3.12 Health and Safety

The proposed project would not result in a significant impact to health and safety. The project does not propose uses that may include hazardous or toxic emissions. There are no hazardous or contaminated soils on-site. Uses proposed would not require the use of hazardous materials as they are commercial retail services. Sensitive receptors within one-quarter mile of the project site include Scripps Ranch High School. However, the commercial uses proposed would not affect this sensitive receptor. Any hazardous materials would be regulated by County DEH, as applicable.

6.3.13 Public Services and Facilities

Public services and facilities include many population-based uses, including schools, libraries, and parks, as well as police and fire protection. The project does not propose residential uses, thus eliminating any potential impacts to residential facilities (schools and libraries). The proposed project includes outdoor public space. No cumulatively significant impact to parks and recreation would occur. The project is located within an area of Scripps Miramar Ranch that is developed and contains the necessary Police and Fire-Rescue infrastructure. The proposed project would not result in a significant impact to these services' ability to serve the community.

6.3.14 Public Utilities

The proposed project would not result in significant impact to public utilities, except solid waste. The Carroll Canyon Commercial Center project would generate solid waste through construction and operation of the proposed retail commercial development. When considered in conjunction with build-out of the City's General Plan, community plan, and individual projects evaluated for this cumulative impacts analysis, impacts to solid waste disposal would be considered cumulatively significant.

In accordance with ESD guidelines pertaining to new developments that are expected to generate large amounts of solid waste, a Waste Management Plan was required for the Carroll Canyon Commercial Center project, as well as other development projects in San Diego. The plan addresses solid waste management techniques for demolition, construction, and operational activities, including reuse and recycling of materials. To reduce the amount of waste generated by demolition activity, the demolished materials would be sorted at the project site and recycled in accordance with the demolition debris recycling strategies given by the City of San Diego Environmental Services Department. Additionally, the City's Municipal Code requires that new multi-unit residential and commercial/industrial developments provide adequate space for storage and collection of refuse and recyclable materials. The proposed project, as well as other development projects, would be required to comply with this requirement. Cumulative impacts associated with solid waste disposal would be avoided by adherence to City requirements. (The *Waste Management Plan* prepared for the Carroll Canyon Commercial Center project has been included as Appendix L of this EIR.)

7.0 EFFECTS FOUND NOT TO BE SIGNIFICANT

Section 15128 of the State CEQA Guidelines requires an EIR to contain a statement briefly indicating the reasons that various possible significant effects of a project were determined not to be significant and were, therefore, not discussed in detail in the EIR. Pursuant to Section 15128 of the CEQA Guidelines, the following issue areas were determined not to have the potential to cause adverse effects, and therefore have not been addressed in detail in the EIR.

7.1 AGRICULTURAL RESOURCES AND FORESTRY

The proposed project site is currently the location of an approved development consisting of vacant office buildings, parking lots, and associated improvements. The site is fully graded and does not contain land that is designated as prime agricultural soils by the Soils Conservation Service, nor does it contain prime farmlands designated by the California Department of Conservation. The site is not subject to, nor is it near, a Williamson Act contract site pursuant to Sections 51200-51207 of the California Government Code. Therefore, impacts associated with agricultural resources are not considered significant.

The project area is urban and not designated as a prime farmland, unique farmland, or a farmland of statewide importance. No agricultural lands are located on or adjacent to the site. The site is designated as developed land and is not designated as farmland under the *Farmland Mapping and Monitoring Program* of the California Department of Conservation or the City of San Diego's Progress Guide and General Plan. Thus, no impact on important farmlands would occur with the proposed project.

7.2 HISTORICAL RESOURCES (ARCHAEOLOGICAL RESOURCES AND HISTORIC RESOURCES)

The project site is the location of an approved urban development. Currently the location of an approved development consisting of vacant office buildings, parking lots, and associated improvements, the site is fully graded and does not contain any prehistoric or historic buildings. As such, the proposed project would not result in an alteration, including the adverse physical or aesthetic effects and/or destruction of a prehistoric or historic building (including an architecturally significant building), structure, or object or site. The proposed project would not result in any impact to existing religious or sacred uses and the proposed project would not result in the disturbance of any human remains, including those interred outside of formal cemetaries.

7.3 MINERAL RESOURCES

The project site is the location of an approved urban development. The site not designated as a mineral resource area. The proposed project would not result in the loss of availability of any mineral resources that would be a value to the region.

7.4 RECREATION

As the project does not propose an increase in residential units, an increase in local or regional population would not occur as a direct result of project implementation. The project would not increase the use of recreational facilities such that substantial physical deterioration of the facility would occur. The proposed project does not have the potental to result in impacts associated with recreation.

7.5 POPULATION AND HOUSING

The project does not propose housing and would not result in an increase in population. The project proposes commercial retail services that would serve the surrounding business parks and nearby residential neighborhoods. The project would not induce substantial population growth in an area. Additionally, the project does not propose the extension of roads or other infrastructure and, therefore, does not have the potential to indirectly increase population or housing. Furthermore, the project does not displace substantial numbers of existing housing, which could necessitate the construction of replacement housing elsewhere. Therefore, the project does not have the potential to result in environmental effects associated with population and housing.

8.0 GROWTH INDUCEMENT

8.1 EXISTING CONDITIONS

Growth inducement is usually associated with projects that foster economic or population growth, or construct additional housing, which either directly or indirectly results in the construction of new infrastructure facilities. According to Section 15126.2(d) of the CEQA Guidelines, "*It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment.*"

The approximately 9.52-acre project site is located within the Scripps Miramar Ranch Community Plan Area and is designated for Industrial uses. The project proposes to change the land use designation to Commercial/Residential Prohibited. Because the Community Plan would be amended, this would result in an amendment to the City's General Plan as the Community Plan functions as the land use plan for the Scripps Miramar Ranch community of the City.

The project would result in a change to the General Plan land use designation for the project site from Industrial Park to Commercial. The project site is identified as a location for Other Industrial Land in the City. In order to develop the site with the proposed mix of commercial uses, the project would also remove the Other Industrial Lands identification from the project site, requiring that the proposed General Plan Amendment reflect this change.

The project site is zoned IP-2-1, which allows for high quality science and business park development uses on the project site. The project would rezone the project site from IP-2-1 (Industrial-Park) to CR-2-1 (Commercial-Regional) to allow development as a mix of retail commercial uses.

Although the project proposes new entitlements, the project results in the redevelopment of a site that is currently developed with office uses and is served by existing infrastructure. Growth inducing impacts would not occur, as analyzed below.

8.2 Impact Analysis

Thresholds of Significance

Relative to growth inducement and based on the City's CEQA Significance Determination Thresholds, the EIR must analyze the consequences of growth. According to Section 15126.2 (d) of the CEQA Guidelines, "*It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment."* In general, the analysis must avoid speculation and focus on probable growth patterns or projections. Conclusions must also be presented that determine whether this impact is significant and/or unavoidable, and provide for mitigation or avoidance, as necessary.

Issue 1

Would the project:

- Induce substantial population growth in an area, either directly (for example by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- Substantially alter the planned location, distribution, density, or growth rate of the

population of an area?

- Include extensions of roads or other infrastructure not assumed in the Community Plan or adopted Capital Improvements Project list, when such infrastructure exceeds the needs of the project and could accommodate future developments.

Impact Analysis

The proposed project does not include the provision for residential units. Further, the project is an infill development, located within the existing circulation network and infrastructure on land developed as a vacant office complex. The proposed project would not foster population growth, either directly or indirectly. The project may foster economic growth for the City, by providing a retail center to serve the Scripps Miramar Ranch and Mira Mesa communities. However, this economic growth would not trigger population growth, as the new economic opportunities would serve the existing community.

The proposed project would alter the project site to allow for development of the Carroll Canyon Commercial Center project. The development of the proposed project would not, however, result in growth inducement. The project site is a previously developed site located in the midst of developed community in the City of San Diego. The proposed project would not substantially alter the planned location, distribution, density, or growth rate of the Scripps Miramar Ranch, adjacent communities, or the City as a whole.

Significance of Impacts

The proposed project would not result in a substantial increase to the urban development anticipated in the Scripps Miramar Ranch Community Plan for the project site. The project is in keeping with anticipated growth for the area. The proposed development of the previously developed site would not result in a substantial alteration to the planned location, distribution, density, or growth rate of the Scripps Miramar Ranch, adjacent communities, or the City as a whole. The project does not propose the extension of public services or roadways that could potential result in indirect growth impacts.

Mitigation Measures

The proposed project would not result in significant impacts associated with growth inducement. No mitigation measures would be required.

9.0 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

As required by Section 15126.2(c) of the CEQA Guidelines, the significant irreversible environmental changes of a project shall be identified. Irreversible commitments of non-renewable resources are evaluated to assure that their use is justified. Irreversible environmental changes typically fall into three categories: primary impacts, such as the use of nonrenewable resources; secondary impacts, such as highway improvements which provide access to previously inaccessible areas; and environmental accidents associated with a project.

Development would occur on the project site as a result of the proposed project, which would entail the commitment of energy and natural resources. The primary energy source would be fossil fuels, representing an irreversible commitment of this resource. Construction of the project would also require the use of construction materials, including cement, concrete, lumber, steel, etc., and labor. These resources would also be irreversibly committed.

Once constructed, use of the Carroll Canyon Commercial Center project would entail a further commitment of energy resources in the form of fossil fuels and electricity. This commitment would be a long-term obligation since the proposed structures are likely to have a useful life of 20 to 30 years or more. However, as discussed in Section 5.6, *Energy*, of this EIR, the impacts of increased energy usage are not considered significant adverse environmental impacts.

10.0 ALTERNATIVES

In accordance with Section 15126.6(a) of the CEQA Guidelines, an EIR must contain a discussion of "*a range of reasonable alternatives to a project, or the location of a project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives.*" Section 15126.6(f) further states that "*the range of alternatives in an EIR is governed by the 'rule of reason' that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice.*" Thus, the following discussion focuses on project alternatives that are capable of eliminating significant environmental impacts or substantially reducing them as compared to the proposed project, even if the alternative would impede the attainment of some project objectives, or would be more costly. In accordance with Section 15126.6(f)(1) of the State CEQA Guidelines, among the factors that may be taken into account when addressing the feasibility of alternatives are: (1) site suitability; (2) economic viability; (3) availability of infrastructure; (4) general plan consistency; (5) other plans or regulatory limitations; (6) jurisdictional boundaries; and (7) whether the proponent can reasonably acquire, control, or otherwise have access to the alternative site.

As required in CEQA Guidelines Section 15126.6(a), in developing the alternatives to be addressed in this section, consideration was given regarding an alternative's ability to meet most of the basic objectives of the proposed project. These objectives are presented Section 3.0, *Project Description*, of this EIR and are re-printed below for reference:

- Create a coherent and cohesive building site and design in a manner that complements the adjacent business parks and enhances the existing community character in the Scripps Miramar Ranch community.
- Create a commercial retail center that will activate and enliven a primary gateway into the Scripps Miramar Ranch community.
- Allow for retail uses currently unavailable in the surrounding market area.
- Provide retail amenities for the adjacent employment parks and nearby residential uses and capture drive-by trips, thereby reducing the amount of routine daily trips.
- Maximize efficiency in use of project site.
- Provide for a viable mix of commercial uses.
- Utilize architecture and design elements to ensure high quality design and aesthetics.
- Provide quasi-public space for community use in the form of courtyards and plazas.
- Develop a project that would implement necessary roadway improvements to improve circulation in the project area.

Based on the analysis contained in Section 5.0 of this EIR, the proposed project would result in significant impacts to: Transportation/Traffic Circulation/Parking (cumulative), and Biology (indirect), as well as the potential for impacts associated with Paleontology (direct). Mitigation measures have been identified which would reduce direct, indirect, and cumulative impacts to below a level of significance for all significant impacts. The alternatives identified in this analysis are intended to further reduce or avoid significant environmental impacts associated with the proposed project.

In accordance with Section 15126.6(c) of the State CEQA Guidelines, the following analysis of project alternatives is preceded by a brief description of the rationale for selecting the alternatives to be discussed. In addition, alternatives are identified that were considered but rejected.

10.1 Alternatives Considered But Rejected

The following alternatives were considered for the proposed project. These alternatives were rejected from further consideration due to a lack of meeting most of the project objectives.

Alternative Location Alternative

The Carroll Canyon Commercial Center project proposes redevelopment of an existing office complex located on approximately 9.52 gross acres (9.28 net acres) with a commercial development that would include a mix of retail shops, financial institution(s), sit-down restaurant(s), and fast-service restaurant(s). The existing vacant 76,241 square feet of office buildings and associated facilities would be demolished and replaced with approximately 144,621 square feet of commercial retail space. (For a full description of the proposed project, please see Section 3.0, *Project Description.*)

The proposed Carroll Canyon Commercial Center project is intended to serve as a community commercial center for the south Scripps Miramar Ranch community and the southern portion of the Mira Mesa community located to the west of the project site. The project's strategic location on Carroll Canyon Road and immediately east of the I-15 freeway (with direct on-/off-ramps) allows easy access for community-serving shops and restaurants. The project would serve the adjacent business parks, as well as capture drive-by trips from nearby residential neighborhoods.

There are no other sites or areas within Scripps Miramar Ranch or adjoining communities appropriately located, of sufficient size, and within the applicant's control that could develop in a manner similar to that proposed by the Carroll Canyon Commercial Center project. One other site located along the I-15 corridor is within the control of the project applicant and has the potential to provide retail commercial uses. That site is located in the Miramar Ranch North community, north of the proposed Carroll Canyon Commercial Center project site, in the southeast quadrant of I-15 and Scripps Poway Parkway. The site is much larger (approximately 35 acres) and is being planned for a mixed-use commercial retail and office development as the "Watermark" project. Development proposals for Watermark are under review by City staff. The Watermark site is located a substantial distance (approximately 2.5 miles) from the proposed Carroll Canyon Commercial Center project site and would not provide community-serving retail uses to serve employees in the adjacent business parks and residential neighborhoods in the nearby Scripps Miramar Ranch community and southern area of the Mira Mesa community located to the west of the project site.

In accordance with CEQA Guidelines Section 15126.6(f)(2), alternative locations for the proposed project would be considered if "*any of the significant effects of the project would be avoided or substantially lessened by putting the project in another location. Only locations that would avoid or substantially lessen any of the significant effects of the project would need to be considered for inclusion in the EIR.*" Moving the Carroll Canyon Commercial Center project to an alternative site in the community or other areas of the City would not avoid or substantially lessen the project's impact and could result in greater environmental effects. The project is proposed for a graded and fully developed project site. The site has easy access to public streets and freeways. The project is able to partially mitigate traffic conditions in the area. Given traffic congestion in the City and County, traffic impacts from an alternative site could

have the potential to impact circulation segments, intersections, and freeways and streets within residential neighborhoods. An alternate project site may not have the same proximity to employment uses and residences, which may result in longer driving trips to the project and subsequent increases in air quality and greenhouse gas impacts, and may not have easy access to freeway circulation.

A similar level of intensity as the proposed project constructed at another site in the City or County would have the same level of impacts relative cumulative waste generation and could also result in impacts to subsurface paleontological resources, depending on location. However, the project site has a potential advantage over other sites from an environmental resources standpoint, as the project site does not possess sensitive biological or important cultural resources. Other sites in the City or County may contain significant sensitive resources; and development on another site could result in impacts to biological resources and impacts to cultural resources, which would not occur at the proposed project site.

For these reasons, there are no other feasible alternative locations for the Carroll Canyon Commercial Center project as proposed that would meet the project's objectives. Therefore, the Alternative Location alternative has been rejected.

10.2 Alternatives Considered

Alternatives to the Carroll Canyon Commercial Center project are considered and discussed in this section. These include the "No Project" alternative that is mandated by CEQA and other alternatives that were developed in the course of project planning and environmental review for the proposed project. Relative to the requirement to address a "No Project" alternative, CEQA Guidelines Section 15126.6(e) states that:

> *When the project is the revision of an existing land use or regulatory plan, policy or ongoing operation, the "no project" alternative will be the continuation of the existing plan, policy or operation into the future.*
>
> *If the project is other than a land use or regulatory plan, for example a development project on identifiable property, the "no project" alternative is the circumstance under which the project does not proceed.*

Therefore, the alternatives addressed section include the discussion of two No Project Alternatives – one which is the *circumstance under which the project does not proceed* (i.e., No Project/No Build) and one which is *the continuation of the existing plan, policy, or operation* (i.e., No Project/Business-Light Industrial Park).

Specifically, the following project alternatives are addressed in this EIR:

- Alternative 1 – No Project/No Build Alternative
- Alternative 2 – No Project/Business-Light Industrial Park Alternative
- Alternative 3 – Reduced Intensity Alternative

10.3 Alternatives Analysis

The impacts of each alternative are analyzed in this section of the EIR. The review of alternatives includes an evaluation to determine if any specific environmental characteristic would have an effect

that is "*substantially less*" than the proposed project. A significant effect is defined in Section 15382 of the CEQA Guidelines as "*a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project.*" As presented in Section 5.0, *Environmental Analysis*, this EIR has determined that the proposed project could result in significant environmental impacts associated with Transportation/Traffic Circulation/Parking (cumulative), and Biology (indirect). The proposed project would also result in the potential for significant impacts to Paleontological Resources, if grading occurs in areas underlain by the Linda Vista Formation. Mitigation measures have been identified which would reduce direct, indirect, and cumulative impacts to below a level of significance for all significant impacts. All other environmental issue areas were found not to result in significant impacts.

The discussion of project alternatives in this section provides:

- A description of the alternative considered;
- The identification of the impacts of the alternative;
- A comparative analysis of the impacts of the alternative under consideration and the proposed project. The focus of this comparative analysis is to determine if the alternative is capable of eliminating or substantially reducing the significant environmental effects of the proposed project;
- An analysis of whether the alternatives are feasible (as defined by State CEQA Guidelines, Section 15364), meet the objectives of the project (described in Section 3.0 of this EIR), and remain under consideration.

Table 10-1, *Comparison of Alternatives to Proposed Project*, presented at the end of this section provides a comparison of environmental issues for all alternatives analyzed in this section.

10.3.1 Alternative 1 – No Project/No Build Alternative

The Carroll Canyon Commercial Center project proposes redevelopment of an existing office complex located on approximately 9.52 gross acres (9.28 net acres) with a commercial development that would include a mix of retail shops with a larger major tenant, financial institution(s), sit-down restaurant(s), and fast-service restaurant(s). The existing vacant 76,241 square feet of office buildings and associated facilities would be demolished and replaced with approximately 144,621 square feet of commercial retail space.

Under the No Project/No Build alternative, the proposed project would not proceed. Instead, the project site would remain as it is today, the existing buildings would not be demolished or redeveloped, and no new development would occur. This alternative assumes that the existing office buildings could, at some time, be occupied and used as multi tenant office space.

Environmental Analysis

Land Use. The project site is situated on an industrially-designated area of the Scripps Miramar Ranch Community Plan. The project proposes to change the designation of the project site from Industrial Park to Commercial. The Scripps Miramar Ranch Community Plan does not contain any goals, objectives, or proposals relative to the preservation of industrial lands at the location of the proposed project. The Scripps Miramar Ranch Community Plan addresses the development of community commercial uses to meet community needs. The proposed project would create

additional community-serving commercial options. The Carroll Canyon Commercial Center project is consistent with all other applicable elements of the Community Plan. The proposed project would not result in significant environmental impacts associated with land use recommendations of the Scripps Miramar Ranch Community Plan.

The proposed project conflicts with the General Plan identification of the project site as Industrial Employment and proposes an amendment to the General Plan to change the General Plan land use designation from Industrial Employment to Commercial. The removal of this site from Industrial Employment would not result in significant environmental impacts.

The project site is located within MCAS Miramar's AIA and is within the 60 to 65 a-weighted decibel (dBA) community noise equivalent level (CNEL), as shown in Figure 5.1-4 (*MCAS Miramar Compatibility Policy Map: Noise).* As discussed in Section 5.7, the proposed community-serving commercial retail project is compatible with the ALUCP noise regulations and no impacts would result due to aircraft noise from operations at MCAS Miramar. As shown in Figure 5.1-5, *MCAS Miramar Compatibility Policy Map: Safety*, the project site is not located within any safety zones.

The No Project/No Build alternative would be consistent with the Scripps Miramar Ranch Community Plan, because it has been developed in a manner that implements the Community Plan's land use designation. Similarly, the No Project/No Build alternative would be consistent with the General Plan land use designation and underlying zone. This alternative would not result in the need for a Community Plan Amendment, General Plan Amendment, or rezone. However, the EIR determined that there are no environmental impacts associated with the project's proposed land use amendments and rezone. Therefore, both the No Project/No Build alternative and the proposed project would result in the same no impacts to land use.

Transportation/Traffic/Circulation/Parking. As presented in Section 5.2, Transportation/ Traffic Circulation/Parking, of this EIR, the proposed project would result in cumulative traffic volumes calculated at 7,095 ADT with 213 AM peak hour trips (128 inbound and 85 outbound) and 710 PM peak hour trips (355 inbound and 355 outbound). (See Table 5.2-5, Carroll Canyon Commercial Center Project Traffic Generation.) Based on the analysis presented in the Traffic Impact Analysis for the project and the analysis in Section 5.2 of this EIR, the proposed project would result in one direct and cumulative impact to the segment of Carroll Canyon Road, from I-15 to the signalized project access; one cumulative impact to the segment of Carroll Canyon Road, between the project access and Businesspark Avenue; and three horizon year (2035) cumulative impacts at the intersections of Carroll Canyon Road/Black Mountain Road, Carroll Canyon Road/I-15 southbound freeway ramps, Carroll Canyon Road/I-15 northbound ramps.

The project's direct and cumulative impacts to a segment of Carroll Canyon Road, from I-15 to the signalized main project access would be reduced to below a level of significance with proposed mitigation, as presented in Section 5.2. The project also proposes mitigation that would mitigate the project's cumulative impact at the intersection of Carroll Canyon Road/I-15 northbound ramp. The project proposes mitigation of impacts to the Carroll Canyon Road/Black Mountain Road Intersection, the Carroll Canyon Road/I-15 southbound ramp intersection, and the segment impact on Carroll Canyon Road between the project's signalized access and Businesspark Avenue through fair share contributions. Although the project's fair share contribution would mitigate its cumulative impacts, because completion of those improvements relies on funding by others, the cumulative

impact may not be fully mitigated. Therefore, project approval would require adoption of a Statement of Overriding Consideration for the project.

Under the No Project/No Build alternative, the existing 76,241 square feet of office space currently constructed on the project site would continue to operate as an office complex. Traffic associated with the existing level of development would be 1,375 ADT, with 179 trips in the AM peak hour and 193 trips in the PM peak hour. Therefore, this alternative would generate 5,270 less ADT than the proposed project, with 34 less AM peak hour trips and 517 less PM peak hour trips. This alternative would result in less traffic when compared to the proposed project and would result in no direct segment or intersection impacts under near-term conditions. Under Horizon Year conditions, this alternative would result in similar impacts to intersections as the proposed project and less impacts to street segments when compared to the proposed project.

Under this alternative, the project site would remain developed with office uses; and traffic generation would be the typical workday traffic, with employees entering the site in the morning and leaving in the evening. However, this alternative would generate less AM and PM peak hour trips when compared to the proposed project. This alternative would not provide retail commercial and restaurant uses at the project site.

Visual Effects and Neighborhood Character. The proposed project would not result in significant impacts to visual quality and neighborhood character. The Carroll Canyon Commercial Center project proposes a community retail center with a mix of retail uses, a parking structure, surface parking, and hardscape and landscape areas. As concluded in Section 5.3, *Visual Effects and Neighborhood Character*, of this EIR, the proposed project would be in conformance with the Community Plan's goals and guidelines for aesthetic development at this location in the Scripps Miramar Ranch community.

The No Project/No Build alternative would not result in a change in the visual quality and neighborhood character from what currently exists. Existing buildings and landscaping would remain. Given the age of the existing development, this alternative would not result in a project design that implements modern architectural design features. Additionally, this alternative would not enhance the existing landscaping for the site and would not create an active and lively gateway into the Scripps Miramar Ranch at this location. Nonetheless, the No Project/No Build alternative would not create significant adverse visual effects or neighborhood character impacts. While it could be argued that the proposed project would create a more visually pleasing development, the No Project/No Build alternative would not be regarded as a significant negative aesthetic for the neighborhood. Therefore, impacts would be the same under this alternative as with the proposed project.

Air Quality. As presented in Section 5.4, Air Quality, of this EIR, the proposed project is consistent with air quality control plans, including the RAQS, SIP, and SANDAG's Transportation Control Measures. Operational emissions would be below the significance thresholds for all pollutants. Additionally, CO impacts would be less than significant because no CO "hot spots" would result from the project. Impacts during construction would be less than significant. The proposed project would not result in impacts that are considered cumulatively considerable. Therefore, air quality impacts associated with project operations would not be significant. Additionally, the proposed project does not include land uses that would be sources of nuisance odors.

Under the No Project/No Build alternative, air quality impacts associated with project operations (i.e., vehicle trips) would be considered less under the No Project/No Build alternative. This alternative would generate less project trips than the proposed project and, therefore, would result in less vehicular emissions and less operational air quality impacts than the proposed project. Construction impacts associated with air quality would not occur under this alternative, as there would be no additional construction beyond that which already exists. Therefore, construction impacts would be avoided under this alternative.

Global Climate Change. The proposed project would result in the generation of emissions. These emissions would be 42.9 percent below BAU emissions, which demonstrates greater efficiency than the 28.3 percent below BAU emissions established as the threshold. Therefore, project impacts would be less than significant. The proposed project would be consistent with the goals of AB 32. Additionally, the project is consistent with the goals and policies of the City of San Diego General Plan. The proposed project would not result in a significant impact relative to plans, policies, or regulations aimed at reducing GHG emissions.

The No Project/No Build alternative would not generate GHG emissions as a result of construction, because no new construction would occur. The No Project/No Build alternative would contribute to global climate change through the generation of greenhouse gas emissions associated with operations and vehicle trips. Less GHG emissions would be generated due to less traffic associated with this alternative. Therefore, impacts associated with global climate change would be less under this alternative than those associated with the proposed project.

Energy. The proposed project would increase demand for energy in the project area and SDG&E's service area. However, no adverse effects on non-renewable resources are anticipated. The project would follow UBC and Title 24 requirements for energy efficiency and would incorporate sustainable design features directed at reducing energy consumption.

The No Project/No Build alternative would also not have a significant impact on energy. Energy consumption for the No Project/No Project alternative would be less than the proposed project, because the existing buildings are smaller (76,241 square feet) than those proposed for the project (approximately 144,621 square feet). The proposed project would implement sustainable/green design measures which would help to reduce its consumption of energy. The No Project/No Build alternative would not provide for sustainable/green design features. Therefore, this alternative would not have the potential to reduce dependency on nonrenewable resources to the extent that the proposed project does.

Noise. The proposed project would not result in the exposure of people to noise levels that exceed the City's adopted noise ordinance or are incompatible with the City's noise guidelines. The project would not cause exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan. Therefore, no significant noise impacts would result. While the proposed project is near the MCAS Miramar over flight areas, it is not within any of the noise contours due to infrequent aircraft over flights and the altitude at which the aircraft are operating when passing near the site. Noise from MCAS Miramar would not be expected to exceed 60 dBA CNEL at the project site no mitigation to any structures or sensitive land uses due to aircraft are required. The project's direct contributions to off-site roadway noise increases associated with project generated traffic would not cause any significant impacts to any

existing or future noise sensitive land uses. Noise levels associated with project construction would not exceed City standards, and no impacts would occur.

Operational noise generated from the No Project/No Build alternative would be less than the proposed project, because this alternative would generate less trips. Construction noise would be avoided under this alternative, as no new construction would occur. This alternative would also avoid the potential for indirect noise impacts associated with construction adjacent to open space areas where native habitat occurs. Therefore, indirect noise impacts associated with biological resources would be less under the No Project/No Build alternative. Overall, this alternative would result in less noise impacts than those associated with the proposed project.

Biological Resources. The proposed project would not result in direct significant impacts to biological resources, as the proposed project would not impact native habitat or sensitive plant or wildlife species. The project could result in indirect impacts to raptors, if raptors are nesting in surrounding eucalyptus trees during construction for the project. This would be regarded as a potentially significant indirect impact. Additionally, potential indirect impacts include an increase in urban pollutants entering sensitive water bodies, an increase in night lighting, habitat disturbance, edge effects and pollutants (fugitive dust). The proposed project would incorporate mitigation measures to reduce indirect impacts to below a level of significance.

The No Project/No Build alternative would not result in impacts to biological resources, as no construction would occur. Therefore, the No Project/No Build alternative would result in less impacts to biological resources than the proposed project.

Geologic Conditions. The proposed project would not have any significant impacts associated with the site's geologic conditions. The proposed project would not expose people or property to potentially substantial effects including the risk of life, injury, or death due to hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazard. The project would include appropriate grading measures to ensure stability of soils for the proposed development. Additionally, the project would not create unstable soils that could potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. The proposed project would not result in a substantial increase in wind or water erosion of soils, either on or off the site.

Under the No Project/No Build alternative, impacts associated with geologic conditions on the site would not occur, as there would be no new construction. Like the proposed project, the existing development would not expose people or property to potentially substantial effects including the risk of life, injury, or death due to hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazard. Additionally, like the proposed project, the No Project/No Build alternative would also not create unstable soils that could potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse and would not result in a substantial increase in wind or water erosion of soils, either on or off the site. Therefore, the No Project/No Build alternative and the proposed project would be the same relative to impacts associated with geologic conditions.

Paleontological Resources. The proposed project would result in grading that could potentially affect the Lindavista Formation, a formation that exhibits moderate potential for paleontological resources, if grading occurs in this formation. Therefore, the proposed project could potentially result significant impacts to paleontological resources. Mitigations measures would be implemented

to reduce significant impacts to below a level of significance.

The No Project/No Build alternative would not have a potential to impact paleontological resources, as no additional grading would occur. Therefore, the No Project/No Build alternative results in less impacts to paleontological resources when compared to the proposed project.

Hydrology/Water Quality. The proposed project would introduce additional impervious surfaces to a previously developed site. An increase in runoff beyond that which has been anticipated under existing project approvals would occur. A detention system would be implemented to provide hydromodification management and reduce the peak runoff rates for the design storm to match the existing conditions. The project would also implement LIDs and BMPs to control and treat urban runoff. The project complies with the requirements of the State Regional Water Quality Control Board concerning coverage under the General Construction Permit and would not violate any water quality standards or waste discharge requirements. The proposed project would not have a substantial impact on groundwater. Therefore, the proposed project would not result in impacts associated with hydrology, drainage, and water quality.

The No Project/No Build alternative also would not result in significant impacts on the hydrology, drainage, or water quality. No new construction would occur, and development would continue to drain as it does today. Development of the site occurred in conformance with the applicable water quality control standards in place at the time of development, which resulted in the construction of storm drain facilities of adequate size and design to handle storm water runoff from the site. The existing development would not have implemented the same stringent standards for storm water control that are required under today's regulations. In this manner, the proposed project would have better methods for ensuring control of urban runoff and minimizing impacts to water quality. Nonetheless, impacts associated with hydrology and water quality would be similar under both the proposed project and the No Project/No Build alternative.

Health and Safety. The proposed project does not include uses that would handle hazardous materials or result in hazardous emissions. The project site is not listed on a hazardous materials sites list. Sites that report hazardous waste activities within proximity of the project site do not pose a risk to visitors or employees of the Carroll Canyon Commercial Center project. The project has the potential to expose people to toxic substances through the emission of TACs during construction. However, this exposure would be minimal and would result in a less that significant impact. Project impacts on the adopted emergency response plan would not be significant. Brush management zones incorporated into project design features would effectively minimize exposure to wildland fire risk. Therefore, the proposed project's impacts associated with health and safety would not be significant.

Similarly, the No Project/No Build alternative would not result in impacts associated with health and safety. There are no on-site toxic soils, and hazardous materials do not occur on-site or in the project vicinity. Unlike the proposed project, the No Project/No Build alternative would not expose people in the vicinity of the project site to TACs, as no new construction would occur. In this manner, health and safety impacts would be less under this alternative.

Pubic Services and Facilities. The proposed project would not result in significant impacts to public services and facilities, and the construction of new facilities or expansion of existing services

is not required. The No Project/No Build alternative would have a similar impact on public services and facilities, and adequate services and facilities are available to serve both the proposed project and the No Project/No Build alternative. Similar to the proposed project, this alternative would be required to comply with local- and State-mandated waste reduction measures.

Public Utilities. Public utilities exist in the project area which would serve the proposed project, and no new or expanded facilities are required. Adequate water supplies are available to serve the proposed project. The proposed project would contribute to a cumulative impact associated with solid waste. A Waste Management Plan has been prepared and would be implemented to reduce the project's contribution solid waste such that impacts would not be significant.
Similarly, the No Project/No Build alternative would be served by existing utilities, and no new or expanded utilities would be needed. The No Project/No Build alternative would not generate construction waste, as no new construction would occur. In this manner, cumulative impacts relative to solid waste generation would not occur under this alternative.

Cumulative Effects. The proposed project would result in cumulative impacts associated with traffic circulation. Mitigation measures would be implemented to reduce the project's cumulative impacts to below a level of significance.

Similarly, the No Project/No Build alternative would result cumulative impacts to traffic, although at a reduced level. Therefore, the No Project/No Build alternative would result in less contributions to cumulative impacts when compared to the proposed project.

Evaluation of Alternative

When compared to the proposed project, the No Project/No Build alternative would not require amendments to the community plan and General Plan and would not require a rezone. Less impacts would occur relative to traffic and associated environmental issue areas, such as air quality, GHG emissions, and noise. Because traffic volumes would be less under this alternative, the No Project/No Build alternative would result in less cumulative impacts associated with traffic. Visual effects would be different under this alternative, but – like the proposed project – would not be significant. Impacts to off-site biological resources and the potential to impacts unknown subsurface paleontological resources would be avoided under this alternative, as no new grading and/or construction would occur. The No Project/No Build alternative would not generate construction waste, as no new construction would occur, and cumulative impacts relative to solid waste generation not occur with this alternative. For all other environmental issue areas addressed in this EIR, environmental effects would be the same or similar to the proposed project.

The No Project/No Build alternative would not meet any of the project objectives. This alternative does not create a coherent and cohesive building site and design to enhance existing community character in the Scripps Miramar Ranch community, does not create a commercial retail center that will activate and enliven a primary gateway into the Scripps Miramar Ranch community, does not allow for retail uses currently unavailable in the surrounding market area, does not provide retail amenities for the adjacent employment parks and nearby residential uses and capture drive-by trips, thereby reducing the amount of routine daily trips, does not maximize efficiency in use of project site, does not provide for a viable mix of commercial uses, does not utilize architecture and design elements to ensure high quality design and aesthetics, does not provide quasi-public space for

community use in the form of courtyards and plazas and does not implement transportation improvements that would improve operations.

10.3.2 Alternative 2 – No Project/Business-Light Industrial Park Alternative

The project includes a proposed Community Plan Amendment to change the land use designation from Industrial to Community Shopping and an amendment to the General Plan to change the General Plan land use designation from Industrial Employment to Commercial. While the EIR concludes that the proposed land use changes would not result in significant environmental impacts, the project would not be in strict conformation with the Scripps Miramar Ranch Community Plan and the City's General Plan. Therefore, an alternative has been developed to evaluate development of the project site as a business/light industrial park to reflect the Industrial land use designation in the Scripps Miramar Ranch Community Plan, the Industrial Employment land use designation in the General Plan, and the underlying existing IP-2-1 zone.

The No Project/Business-Light Industrial Park alternative would involve the construction of a approximately 200,000-square foot, two-story, multi tenant building in accordance with the existing IP-2-1 Zone. All parking would be in surface parking lots. Architecture for this alternative would be modern, with clean lines and use of wood and stucco to blend with the surrounding business parks; and landscaping would occur in accordance with the City's landscaping ordinance, ensuring that this alternative would result in an aesthetically pleasing architecture and design.

Environmental Analysis

Land Use. The project site is situated on an industrially-designated area of the Scripps Miramar Ranch Community Plan. The project proposes to change the designation of the project site from Industrial Park to Commercial. The Scripps Miramar Ranch Community Plan does not contain any goals, objectives, or proposals relative to the preservation of industrial lands at the location of the proposed project. The Scripps Miramar Ranch Community Plan addresses the development of community commercial uses to meet community needs. The proposed project would create additional community-serving commercial options. The Carroll Canyon Commercial Center project is consistent with all other applicable elements of the Community Plan. The proposed project would not result in significant environmental impacts associated with land use recommendations of the Scripps Miramar Ranch Community Plan.

The proposed project conflicts with the General Plan identification of the project site as Industrial Employment and proposes an amendment to the General Plan to change the General Plan land use designation from Industrial Employment to Commercial Employment, Retail, and Services. The removal of this site from Industrial Employment would not result in significant environmental impacts.

The project site is located within MCAS Miramar's AIA and is within the 60 to 65 a-weighted decibel (dBA) community noise equivalent level (CNEL), as shown in Figure 5.1-4 (*MCAS Miramar Compatibility Policy Map: Noise).* As discussed in Section 5.7, the proposed community-serving commercial retail project is compatible with the ALUCP noise regulations and no impacts would result due to aircraft noise from operations at MCAS Miramar. As shown in Figure 5.1-5, *MCAS Miramar Compatibility Policy Map: Safety*, the project site is not located within any safety zones.

The No Project/Business-Light Industrial Park alternative would be consistent with the Scripps Miramar Ranch Community Plan's land use designation for the project site as Industrial Park. Similarly, the No Project/Business-Light Industrial Park alternative would be consistent with the General Plan land use designation, as well as with the underlying zone. This alternative would not result in the need for a Community Plan Amendment, General Plan Amendment, or rezone. However, the EIR determined that there are no environmental impacts associated with the project's proposed land use amendments and rezone. Therefore, both the No Project/Business-Light Industrial Park alternative and the proposed project would result in the same no impacts to land use.

Transportation/Traffic/Circulation/Parking. As presented in Section 5.2, Transportation/ Traffic Circulation/Parking, of this EIR, the proposed project would result in cumulative traffic volumes calculated at 7,095 ADT with 213 AM peak hour trips (128 inbound and 85 outbound) and 710 PM peak hour trips (355 inbound and 355 outbound). (See Table 5.2-5, Carroll Canyon Commercial Center Project Traffic Generation.) Based on the analysis presented in the Traffic Impact Analysis for the project and the analysis in Section 5.2 of this EIR, the proposed project would result in one direct and cumulative impact to the segment of Carroll Canyon Road, from I-15 to the signalized project access; one cumulative impact to the segment of Carroll Canyon Road, between the project access and Businesspark Avenue; and three horizon year (2035) cumulative impacts at the intersections of Carroll Canyon Road/Black Mountain Road, Carroll Canyon Road/I-15 southbound freeway ramps, Carroll Canyon Road/I-15 northbound ramps.

The project's direct and cumulative impacts to a segment of Carroll Canyon Road, from I-15 to the signalized main project access would be reduced to below a level of significance with proposed mitigation, as presented in Section 5.2. The project also proposes mitigation that would mitigate the project's cumulative impact at the intersection of Carroll Canyon Road/I-15 northbound ramp. The project proposes mitigation of impacts to the Carroll Canyon Road/Black Mountain Road Intersection, the Carroll Canyon Road/I-15 southbound ramp intersection, and the segment impact on Carroll Canyon Road between the project's signalized access and Businesspark Avenue through fair share contributions. Although the project's fair share contribution would mitigate its cumulative impacts, because completion of those improvements relies on funding by others, the cumulative impact may not be fully mitigated. Therefore, project approval would require adoption of a Statement of Overriding Consideration for the project.

Under this alternative, a total of 200,000 square feet of business/light industrial uses could occur. Traffic associated with that level of development would be 3,200 ADT, with 384 trips in the AM peak hour and 384 trips in the PM peak hour. Therefore, this alternative would generate 3,895 less ADT than the proposed project, with 171 more AM peak hour trips and 326 less PM peak hour trips. When compared to the proposed project, this alternative would result in greater trips during the morning commute period but less overall traffic and reduced trips in the afternoon commute period. This alternative would result in no direct segment impacts or intersection impacts under near-term conditions. Under Horizon Year conditions, this alternative would result in similar impacts to intersections as the proposed project and less impacts to street segments when compared to the proposed project.

Under this alternative, the project site would develop with employment-base uses, and traffic generation would be the typical workday traffic, with employees entering the site in the morning and leaving in the evening. This alternative would not provide retail commercial and restaurant uses at

the project site, and neighborhood trips to those services would occur outside the community, as they do now.

Visual Effects and Neighborhood Character. The proposed project would not result in significant impacts to visual quality and neighborhood character. The Carroll Canyon Commercial Center project proposes a community retail center with a mix of retail uses, a parking structure, surface parking, and hardscape and landscape areas. As concluded in Section 5.3, *Visual Effects and Neighborhood Character*, of this EIR, the proposed project would be in conformance with the Community Plan's goals and guidelines for aesthetic development at this location in the Scripps Miramar Ranch community.

Similar to the proposed project, the No Project/Business-Light Industrial Park alternative also would not result significant impacts to visual quality and neighborhood character. The No Project/Business-Light Industrial Park alternative would not provide the design details proposed for the project. Instead, this alternative would construct a single multi tenant office building with surface parking lots. Nonetheless, the No Project/Business-Light Industrial Park alternative would not create significant adverse visual effects or neighborhood character impacts. While it could be argued that the proposed project would create a more visually pleasing development and gateway entry into the southern portion of Scripps Miramar Ranch through the use of extensive landscaping and architectural character, the No Project/No Build alternative would not be regarded as a significant negative aesthetic for the neighborhood.

Air Quality. As presented in Section 5.4, Air Quality, of this EIR, the proposed project is consistent with air quality control plans, including the RAQS, SIP, and SANDAG's Transportation Control Measures. Operational emissions would be below the significance thresholds for all pollutants. Additionally, CO impacts would be less than significant because no CO "hot spots" would result from the project. Impacts during construction would be less than significant. The proposed project would not result in impacts that are considered cumulatively considerable. Therefore, air quality impacts associated with project operations would not be significant. Additionally, the proposed project does not include land uses that would be sources of nuisance odors.

Under the No Project/Business-Light Industrial Park alternative, air quality impacts associated with project operations (i.e., vehicle trips) would be less. This alternative would generate less project trips than the proposed project and, therefore, would result in less vehicular emissions less operational air quality impacts than the proposed project.

Global Climate Change. The proposed project would result in the generation of emissions. However, these emissions would be 42.9 percent below BAU emissions, which demonstrates greater efficiency than the 28.3 percent below BAU emissions established as the threshold. Therefore, project impacts would be less than significant. The proposed project would be consistent with the goals of AB 32. Additionally, the project is consistent with the goals and policies of the City of San Diego General Plan. The proposed project would not result in a significant impact relative to plans, policies, or regulations aimed at reducing GHG emissions.

Similar to the proposed project, the No Project/Business-Light Industrial Park alternative would contribute to global climate change through the generation of greenhouse gas emissions associated with project operations (vehicle emissions) and construction. Less GHG emissions would be

generated due to less traffic associated with this alternative. Therefore, impacts associated with global climate change would be less under this alternative than those associated with the proposed project. However, neither the proposed project nor this alternative would result in significant impacts to global climate change.

Energy. The proposed project would increase demand for energy in the project area and SDG&E's service area. However, no adverse effects on non-renewable resources are anticipated. The project would follow UBC and Title 24 requirements for energy efficiency and would incorporate sustainable design features directed at reducing energy consumption.

Like the proposed project, the No Project/Business-Light Industrial Park alternative would also not have a significant impact on energy. The proposed project would implement sustainable/green design measures which would help to reduce its consumption of energy. The No Project/Business-Light Industrial Park alternative would not provide for sustainable/green design features. Therefore, this alternative would not have the potential to reduce dependency on nonrenewable resources to the extent that the proposed project does.

Noise. The proposed project would not result in the exposure of people to noise levels that exceed the City's adopted noise ordinance or are incompatible with the City's noise guidelines. The project would not cause exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan. Therefore, no significant noise impacts would result. While the proposed project is near the MCAS Miramar over flight areas, it is not within any of the noise contours due to infrequent aircraft over flights and the altitude at which the aircraft are operating when passing near the site. Noise from MCAS Miramar would not be expected to exceed 60 dBA CNEL at the project site no mitigation to any structures or sensitive land uses due to aircraft are required. The project's direct contributions to off-site roadway noise increases associated with project generated traffic would not cause any significant impacts to any existing or future noise sensitive land uses. Noise levels associated with project construction would not exceed City standards, and no impacts would occur.

Operational noise generated from the No Project/Business-Light Industrial Park alternative would be less than the proposed project, because this alternative would generate less trips. This alternative would not avoid the potential for indirect noise impacts associated with construction adjacent to open space areas where native habitat occurs; and mitigation measures similar to the proposed project would be required to reduce indirect noise impacts to below a level of significance.

Biological Resources. The proposed project would not result in direct significant impacts to biological resources, as the proposed project would not impact native habitat or sensitive plant or wildlife species. The project could result in indirect impacts to raptors, if raptors are nesting in surrounding eucalyptus trees during construction for the project. This would be regarded as a potentially significant indirect impact. Additionally, potential indirect impacts include an increase in urban pollutants entering sensitive water bodies, an increase in night lighting, habitat disturbance, edge effects and pollutants (fugitive dust). The proposed project would incorporate mitigation measures to reduce indirect impacts to below a level of significance.

The No Project/Business-Light Industrial Park alternative would result in indirect impacts to biological resources similar to the proposed project and would require mitigation measures, like

those required for the proposed project, in order to reduce indirect impacts to below a level of significance. Therefore, impacts would be same under this alternative as with the proposed project.

Geologic Conditions. The proposed project would not have any significant impacts associated with the site's geologic conditions. The proposed project would not expose people or property to potentially substantial effects including the risk of life, injury, or death due to hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazard. The project would include appropriate grading measures to ensure stability of soils for the proposed development. Additionally, the project would not create unstable soils that could potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. The proposed project would not result in a substantial increase in wind or water erosion of soils, either on or off the site. Under the No Project/Business-Light Industrial Park alternative, impacts associated with geologic conditions on the site would be the same as the proposed project.

Paleontological Resources. The proposed project would result in grading that could potentially affect the Lindavista Formation, a formation that exhibits moderate potential for paleontological resources, if grading occurs in this formation. Therefore, the proposed project could potentially result significant impacts to paleontological resources. Mitigations measures would be implemented to reduce significant impacts to below a level of significance.

The No Project/Business-Light Industrial Park alternative would have the same potential to impact paleontological resources, if grading occurs in the Lindavista Formation. This alternative would require that mitigation measures, like those required for the proposed project, be implemented to reduce impacts to below a level of significance.

Hydrology/Water Quality. The proposed project would introduce additional impervious surfaces to a previously developed site. An increase in runoff beyond that which has been anticipated under existing project approvals would occur. A detention system would be implemented to provide hydromodification management and reduce the peak runoff rates for the design storm to match the existing conditions. The project would also implement LIDs and BMPs to control and treat urban runoff. The project complies with the requirements of the State Regional Water Quality Control Board concerning coverage under the General Construction Permit and would not violate any water quality standards or waste discharge requirements. The proposed project would not have a substantial impact on groundwater. Therefore, the proposed project would not result in impacts associated with hydrology, drainage, and water quality.

The No Project/Business-Light Industrial Park alternative would result in the same level of impacts on hydrology, drainage, and water quality as the proposed project. Like the proposed project, this alternative would introduce additional impervious surfaces to the previously developed site; and an increase in runoff beyond that which has been anticipated under existing project approvals would occur. The No Project/Business-Light Industrial Park alternative would require compliance with the City's hydromodification and storm water control requirements to reduce peak runoff rates. Similar to the proposed project, this alternative would also require that LIDs and BMPs be implemented to control and treat urban runoff. In so doing, like the proposed project, this alternative would meet the State Regional Water Quality Control Board's requirements concerning coverage under the General Construction Permit and would not violate any water quality standards or waste discharge requirements. Therefore, when compared with the proposed project, this

alternative would have the same level of impacts and would require that similar water quality measures be implemented to avoid impacts associated with hydrology, drainage, and water quality.

Health and Safety. The proposed project does not include uses that would handle hazardous materials or result in hazardous emissions. The project site is not listed on a hazardous materials sites list. Sites that report hazardous waste activities within proximity of the project site do not pose a risk to visitors or employees of the Carroll Canyon Commercial Center project. The project has the potential to expose people to toxic substances through the emission of TACs during construction. However, this exposure would be minimal and would result in a less that significant impact. Project impacts on the adopted emergency response plan would not be significant. Brush management zones incorporated into project design features would effectively minimize exposure to wildland fire risk. Therefore, the proposed project's impacts associated with health and safety would not be significant.

Similarly, the No Project/Business-Light Industrial Park alternative would also not result in impacts associated with health and safety. There are no on-site toxic soils, and hazardous materials do not occur on-site or in the project vicinity. Similar to the proposed project, the No Project/Business-Light Industrial Park alternative would expose people in the vicinity of the project site to TACs, resulting from construction. However, TACs would not be generated under this alternative or the proposed project at levels that would result in health impacts. Therefore, health and safety impacts would be the same under this alternative as with the proposed project.

Pubic Services and Facilities. With the exception of solid waste disposal, the proposed project would not result in significant impacts to public services and facilities, and the construction of new facilities or expansion of existing services is not required. The proposed project would contribute to a cumulative impact associated with solid waste. The No Project/Business-Light Industrial Park alternative would have a similar impact on public services and facilities, and adequate services and facilities are available to serve both the proposed project and this alternative.

Public Utilities. Public utilities exist in the project area which would serve the proposed project, and no new or expanded facilities are required. Adequate water supplies are available to serve the proposed project. The proposed project would contribute to a cumulative impact associated with solid waste. A Waste Management Plan would be implemented to reduce the project's contribution to solid waste such that impacts would not be significant.

Similarly, the No Project/Business-Light Industrial Park alternative would be served by existing utilities, and no new or expanded utilities would be needed. Impacts to public utilities would be the same under the No Project/Business-Light Industrial alternative as with the proposed project. Like the proposed project, this alternative would be required to comply with local- and State-mandated waste reduction measures. Cumulative impacts on solid waste would occur under this alternative; and this alternative would require implementation of an approved Waste Management Plan. Therefore, cumulative impacts relative to solid waste generation would be the same under this alternative when compared to the proposed project.

Cumulative Effects. The proposed project would result in cumulative impacts associated with traffic circulation. Mitigation measures would be implemented to reduce the project's cumulative impacts to below a level of significance.

Similarly, the No Project/Business-Light Industrial Park alternative would result cumulative impacts to traffic. Cumulative impacts associated with traffic would be less under this alternative.

Evaluation of Alternative

When compared to the proposed project, the No Project/Business-Light Industrial Park alternative would not require amendments to the community plan and General Plan and would not require a rezone. Less impacts would occur relative to traffic and associated environmental issue areas, such as air quality and GHG emissions. Because traffic volumes would be less under this alternative, the No Project/Business-Light Industrial Park alternative would result in less cumulative impacts associated with traffic. Visual effects would be different under this alternative, but – like the proposed project – would not be significant. For all other environmental issue areas addressed in this EIR, environmental effects would be the same or similar to the proposed project.

The No Project/Business-Light Industrial Park alternative would not meet any of the project objectives. This alternative does not create a coherent and cohesive building site and design to enhance existing community character in the Scripps Miramar Ranch community, does not create a commercial retail center that will activate and enliven a primary gateway into the Scripps Miramar Ranch community, does not allow for retail uses currently unavailable in the surrounding market area, does not provide retail amenities for the adjacent employment parks and nearby residential uses and capture drive-by trips, thereby reducing the amount of routine daily trips, does not maximize efficiency in use of project site, does not provide for a viable mix of commercial uses, does not provide quasi-public space for community use in the form of courtyards and plazas and does not implement transportation improvements that would improve operations.

10.3.3 Alternative 3 – Reduced Intensity Alternative

The analysis in Section 5.0, *Environmental Analysis*, of this EIR concludes that the proposed Carroll Canyon Commercial Center project would result in significant direct impacts associated with traffic. The project includes mitigation measures which would fully mitigate direct impacts associated with traffic circulation. A Reduced Intensity alternative was evaluated to determine if the project's direct traffic circulation impacts could be eliminated with a reduction in the project's overall development intensity.

In order to determine the development intensity for the Reduced Project alternative, the Carroll Canyon Commercial Center TIA was consulted. As concluded in the TIA and Section 5.2, *Transportation/Traffic Circulation/Parking,* of this EIR, the proposed project would result in significant cumulative impacts at three intersections along Carroll Canyon Road where unacceptable levels of service would occur during the AM and PM peak hours: Carroll Canyon Road/Black Mountain Road, Carroll Canyon Road/I-15 Southbound Ramps, and Carroll Canyon Road/I-15 Northbound Ramps. Development of a neighborhood shopping center of about 25,400 square feet in size (or an 82 percent reduction in the proposed project) is calculated to eliminate the near-term (Existing + Project, and Existing + Cumulative + Project) direct segment impact on Carroll Canyon Road between I-15 and the signalized project access.

Environmental Analysis

Land Use. The project site is situated on an industrially-designated area of the Scripps Miramar Ranch Community Plan. The project proposes to change the designation of the project site from

Industrial Park to Commercial. The Scripps Miramar Ranch Community Plan does not contain any goals, objectives, or proposals relative to the preservation of industrial lands at the location of the proposed project. The Scripps Miramar Ranch Community Plan addresses the development of community commercial uses to meet community needs. The proposed project would create additional community-serving commercial options. The Carroll Canyon Commercial Center project is consistent with all other applicable elements of the Community Plan. The proposed project would not result in significant environmental impacts associated with land use recommendations of the Scripps Miramar Ranch Community Plan.

The proposed project conflicts with the General Plan identification of the project site as Industrial Employment and proposes an amendment to the General Plan to change the General Plan land use designation from Industrial Employment to Commercial. The removal of this site from Industrial Employment would not result in significant environmental impacts.

The project site is located within MCAS Miramar's AIA and is within the 60 to 65 a-weighted decibel (dBA) community noise equivalent level (CNEL), as shown in Figure 5.1-4 (*MCAS Miramar Compatibility Policy Map: Noise).* As discussed in Section 5.7, the proposed community-serving commercial retail project is a compatible with the ALUCP noise regulations and no impacts would result due to aircraft noise from operations at MCAS Miramar. As shown in Figure 5.1-5, *MCAS Miramar Compatibility Policy Map: Safety*, the project site is not located within any safety zones.

The Reduced Intensity alternative would result in the same requirements relative to amendments to the Scripps Miramar Ranch Community Plan and General Plan. An amendment to the Scripps Miramar Ranch Community Plan would be required to change the designation of the project site from Industrial Park to Commercial; an amendment to the General Plan would be required to change the General Plan land use designation from Industrial Employment to Commercial; and a rezone to change the existing zoning from IP-2-1 to CR-2-1 (or similar commercial zone). Like the proposed project, this alternative would not be in conflict with the ALUCP for MCAS Miramar. As evaluated in this EIR, the project's proposed land use amendments would not result in significant impacts associated with land use. The same conclusion would apply to this alternative.

Transportation/Traffic/Circulation/Parking. As presented in Section 5.2, Transportation/ Traffic Circulation/Parking, of this EIR, the proposed project would result in cumulative traffic volumes calculated at 7,095 ADT with 213 AM peak hour trips (128 inbound and 85 outbound) and 710 PM peak hour trips (355 inbound and 355 outbound). (See Table 5.2-5, Carroll Canyon Commercial Center Project Traffic Generation.) Based on the analysis presented in the Traffic Impact Analysis for the project and the analysis in Section 5.2 of this EIR, the proposed project would result in one direct and cumulative impact to the segment of Carroll Canyon Road, from I-15 to the signalized project access; one cumulative impact to the segment of Carroll Canyon Road, between the project access and Businesspark Avenue; and three horizon year (2035) cumulative impacts at the intersections of Carroll Canyon Road/Black Mountain Road, Carroll Canyon Road/I-15 southbound freeway ramps, Carroll Canyon Road/I-15 northbound ramps.

The project's direct and cumulative impacts to a segment of Carroll Canyon Road, from I-15 to the signalized main project access would be reduced to below a level of significance with proposed mitigation, as presented in Section 5.2. The project also proposes mitigation that would mitigate the project's cumulative impact at the intersection of Carroll Canyon Road/I-15 northbound ramp. The

project proposes mitigation of impacts to the Carroll Canyon Road/Black Mountain Road Intersection, the Carroll Canyon Road/I-15 southbound ramp intersection, and the segment impact on Carroll Canyon Road between the project's signalized access and Businesspark Avenue through fair share contributions. Although the project's fair share contribution would mitigate its cumulative impacts, because completion of those improvements relies on funding by others, the cumulative impact may not be fully mitigated. Therefore, project approval would require adoption of a Statement of Overriding Consideration for the project.

Under this alternative, a total of 25,400 square feet of commercial retail space could occur. Traffic associated with that level of development would be 1,829 ADT, with 73 trips in the AM peak hour and 202 trips in the PM peak hour. Therefore, this alternative would generate 5,266 less ADT than the proposed project, with 140 less AM peak hour trips and 508 less PM peak hour trips. Traffic volumes under this alternative would result in no direct segment and intersection impacts under near-term conditions. Under Horizon Year conditions, this alternative would eliminate the cumulative impact at the intersection of Black Mountain Road and Carroll Canyon Road and would result in less impacts to street segments when compared to the proposed project.

Visual Effects and Neighborhood Character. The proposed project would not result in significant impacts to visual quality and neighborhood character. The Carroll Canyon Commercial Center project proposes a community retail center with a mix of retail uses, a parking structure, surface parking, and hardscape and landscape areas. As concluded in Section 5.3, *Visual Effects and Neighborhood Character*, of this EIR, the proposed project would be in conformance with the Community Plan's goals and guidelines for aesthetic development at this location in the Scripps Miramar Ranch community.

Similar to the proposed project, the Reduced Intensity alternative also would not result significant impacts to visual quality and neighborhood character. However, the intensity of development that could occur under this alternative would not provide the pedestrian courtyards/plazas proposed by the project and would not create the lively gateway into the community with visual interest and pedestrian focused. Additionally, parking for this alternative would be in surface parking lots that would become a predominant site feature.

Air Quality. As presented in Section 5.4, Air Quality, of this EIR, the proposed project is consistent with air quality control plans, including the RAQS, SIP, and SANDAG's Transportation Control Measures. Operational emissions would be below the significance thresholds for all pollutants. Additionally, CO impacts would be less than significant because no CO "hot spots" would result from the project. Impacts during construction would be less than significant. The proposed project would not result in impacts that are considered cumulatively considerable. Therefore, air quality impacts associated with project operations would not be significant. Additionally, the proposed project does not include land uses that would be sources of nuisance odors.

Under the Reduced Intensity alternative, air quality impacts associated with project operations (i.e., vehicle trips) would be less. This alternative would generate less project trips than the proposed project and, therefore, would result in less vehicular emissions less operational air quality impacts than the proposed project. Construction impacts associated with air quality would also be less, as less development would occur on-site.

Global Climate Change. The proposed project would result in the generation of emissions. However, these emissions would be 42.9 percent below BAU emissions, which demonstrates greater efficiency than the 28.3 percent below BAU emissions established as the threshold. Therefore, project impacts would be less than significant. The proposed project would be consistent with the goals of AB 32. Additionally, the project is consistent with the goals and policies of the City of San Diego General Plan. The proposed project would not result in a significant impact relative to plans, policies, or regulations aimed at reducing GHG emissions.

Similar to the proposed project, the Reduced Intensity alternative would contribute to global climate change through the generation of greenhouse gas emissions associated with project operations (vehicle emissions) and construction. Less GHG emissions would be generated due to less traffic associated with this alternative. The Reduced Intensity alternative would generate less GHG emissions as a result of construction, because less development would occur. Therefore, impacts associated with global climate change would be less under this alternative than those associated with the proposed project. However, neither the proposed project nor this alternative would result in significant impacts to global climate change.

Energy. The proposed project would increase demand for energy in the project area and SDG&E's service area. However, no adverse effects on non-renewable resources are anticipated. The project would follow UBC and Title 24 requirements for energy efficiency and would incorporate sustainable design features directed at reducing energy consumption.

Like the proposed project, the Reduced Intensity alternative would also not have a significant impact on energy. The proposed project would implement sustainable/green design measures which would help to reduce its consumption of energy. The Reduced Intensity alternative would not provide for sustainable/green design features. Therefore, this alternative would not have the potential to reduce dependency on nonrenewable resources to the extent that the proposed project does.

Noise. The proposed project would not result in the exposure of people to noise levels that exceed the City's adopted noise ordinance or are incompatible with the City's noise guidelines. The project would not cause exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan. Therefore, no significant noise impacts would result. While the proposed project is near the MCAS Miramar over flight areas, it is not within any of the noise contours due to infrequent aircraft over flights and the altitude at which the aircraft are operating when passing near the site. Noise from MCAS Miramar would not be expected to exceed 60 dBA CNEL at the project site no mitigation to any structures or sensitive land uses due to aircraft are required. The project's direct contributions to off-site roadway noise increases associated with project generated traffic would not cause any significant impacts to any existing or future noise sensitive land uses. Noise levels associated with project construction would not exceed City standards, and no impacts would occur.

Operational noise generated from the Reduced Intensity alternative would be less than the proposed project, because this alternative would generate less trips. Construction noise would also be reduced, as construction would be less under this alternative. This alternative would not avoid the potential for indirect noise impacts associated with construction adjacent to open space areas where native habitat occurs; and mitigation measures similar to the proposed project would be required to reduce indirect noise impacts to below a level of significance.

Biological Resources. The proposed project would not result in direct significant impacts to biological resources, as the proposed project would not impact native habitat or sensitive plant or wildlife species. The project could result in indirect impacts to raptors, if raptors are nesting in surrounding eucalyptus trees during construction for the project. This would be regarded as a potentially significant indirect impact. Additionally, potential indirect impacts include an increase in urban pollutants entering sensitive water bodies, an increase in night lighting, habitat disturbance, edge effects, and pollutants (fugitive dust). The proposed project would incorporate mitigation measures to reduce indirect impacts to below a level of significance.

The Reduced Intensity alternative would result in indirect impacts to biological resources similar to the proposed project and would require mitigation measures, like those required for the proposed project, in order to reduce indirect impacts to below a level of significance. Therefore, impacts would be same under this alternative as with the proposed project.

Geologic Conditions. The proposed project would not have any significant impacts associated with the site's geologic conditions. The proposed project would not expose people or property to potentially substantial effects including the risk of life, injury, or death due to hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazard. The project would include appropriate grading measures to ensure stability of soils for the proposed development. Additionally, the project would not create unstable soils that could potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. The proposed project would not result in a substantial increase in wind or water erosion of soils, either on or off the site.

Under the Reduced Intensity alternative, impacts associated with geologic conditions on the site would be the same as the proposed project.

Paleontological Resources. The proposed project would result in grading that could potentially affect the Lindavista Formation, a formation that exhibits moderate potential for paleontological resources, if grading occurs in this formation. Therefore, the proposed project could potentially result significant impacts to paleontological resources. Mitigations measures would be implemented to reduce significant impacts to below a level of significance.

The Reduced Intensity alternative would have the same potential to impact paleontological resources, if grading occurs in the Lindavista Formation. This alternative would require that mitigation measures, like those required for the opposed project, be implemented to reduce impacts to below a level of significance.

Hydrology/Water Quality. The proposed project would introduce additional impervious surfaces to a previously developed site. An increase in runoff beyond that which has been anticipated under existing project approvals would occur. A detention system would be implemented to provide hydromodification management and reduce the peak runoff rates for the design storm to match the existing conditions. The project would also implement LIDs and BMPs to control and treat urban runoff. The project complies with the requirements of the State Regional Water Quality Control Board concerning coverage under the General Construction Permit and would not violate any water quality standards or waste discharge requirements. The proposed project would not have a substantial impact on groundwater. Therefore, the proposed project would not result in impacts associated with hydrology, drainage, and water quality.

The Reduced Intensity alternative would result in the same level of impacts on hydrology, drainage, and water quality as the proposed project. Like the proposed project, this alternative would introduce additional impervious surfaces to the previously developed site; and an increase in runoff beyond that which has been anticipated under existing project approvals would occur. The Reduced Intensity alternative would require compliance with the City's hydromodification and storm water control requirements to reduce peak runoff rates. Similar to the proposed project, this alternative would also require that LIDs and BMPs be implemented to control and treat urban runoff. In so doing, like the proposed project, this alternative would meet the State Regional Water Quality Control Board's requirements concerning coverage under the General Construction Permit and would not violate any water quality standards or waste discharge requirements. Therefore, when compared with the proposed project, this alternative would have the same level of impacts and would require that similar water quality measures be implemented to avoid impacts associated with hydrology, drainage, and water quality.

Health and Safety. The proposed project does not include uses that would handle hazardous materials or result in hazardous emissions. The project site is not listed on a hazardous materials sites list. Sites that report hazardous waste activities within proximity of the project site do not pose a risk to visitors or employees of the Carroll Canyon Commercial Center project. The project has the potential to expose people to toxic substances through the emission of TACs during construction. However, this exposure would be minimal and would result in a less that significant impact. Project impacts on the adopted emergency response plan would not be significant. Brush management zones incorporated into project design features would effectively minimize exposure to wildland fire risk. Therefore, the proposed project's impacts associated with health and safety would not be significant.

Similarly, the Reduced Intensity alternative would also not result in impacts associated with health and safety. There are no on-site toxic soils, and hazardous materials do not occur on-site or in the project vicinity. Similar to the proposed project, the Reduced Intensity alternative would expose people in the vicinity of the project site to TACs, resulting from construction. However, TACs would not be generated at a level to result in health impacts. Therefore, health and safety impacts would be the same under this alternative as with the proposed project.

Pubic Services and Facilities. With the exception of solid waste disposal, the proposed project would not result in significant impacts to public services and facilities, and the construction of new facilities or expansion of existing services is not required. The Reduced Intensity alternative would have a similar impact on public services and facilities, and adequate services and facilities are available to serve both the proposed project and this alternative.

Public Utilities. Public utilities exist in the project area which would serve the proposed project, and no new or expanded facilities are required. Adequate water supplies are available to serve the proposed project. The proposed project would contribute to a cumulative impact associated with solid waste. A Waste Management Plan would be implemented such that impacts would not be significant.

Similarly, the Reduced Intensity alternative would be served by existing utilities, and no new or expanded utilities would be needed. Impacts would be the same under the No Project/Business-Light Industrial alternative as with the proposed project. Like the proposed project, this alternative

would be required to comply with local- and State-mandated waste reduction measures. Also similar to the proposed project, cumulative impacts on solid waste would occur under this alternative; and this alternative would require implementation of a Waste Management Plan, which would avoid cumulatively significant impacts associated with solid waste. Therefore, cumulative impacts relative to solid waste generation would be the same under this alternative when compared to the proposed project and would not be significant.

Cumulative Effects. The proposed project would result in cumulative impacts associated with traffic circulation. Mitigation measures would be implemented to reduce the project's cumulative impacts to below a level of significance.

Similarly, the Reduced Intensity alternative would result cumulative impacts to traffic. Cumulative impacts associated with traffic would be less under this alternative.

Evaluation of Alternative

When compared to the proposed project, the Reduced Intensity alternative would require amendments to the Community Plan and General Plan and would require a rezone, like the proposed project. Less impacts would occur relative to traffic and associated environmental issue areas, such as air quality and GHG emissions. Because traffic volumes would be less under this alternative, the Reduced Intensity alternative would result in less cumulative impacts associated with traffic. Visual effects would be different under this alternative, but – like the proposed project – would not be significant. For all other environmental issue areas addressed in this EIR, environmental effects would be the same or similar to the proposed project.

The Reduced Intensity alternative would meet some of the project objectives. This alternative would allow for retail uses currently unavailable in the surrounding market area; would provide retail amenities for the adjacent employment parks and nearby residential uses and capture drive-by trips, thereby reducing the amount of routine daily trips; would provide for a viable mix of commercial uses; and would utilize architecture and design elements to ensure high quality design and aesthetics. This alternative would not meet other project alternatives, including that it would not create a coherent and cohesive building site and design to enhance existing community character in the Scripps Miramar Ranch community, would not create a commercial retail center at the size that can attract the amount of customer to activate and enliven a primary gateway into the Scripps Miramar Ranch community, would not maximize efficiency in use of the project site, and would not provide quasi-public space for community use in the form of courtyards and plazas and does not implement transportation improvements that would improve operations. Additionally, this alternative would not provide for circulation improvements that would benefit other businesses along Carroll Canyon Road, as well as the community.

10.4 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

The environmental analysis of alternatives presented above is summarized in Table 10-1, *Comparison of Alternatives to Proposed Project*. CEQA requires that the EIR identify the environmentally superior alternative among all of the alternatives considered, including the proposed project. If the No Project alternative is selected as environmentally superior, then the EIR shall also identify an environmentally superior alternative among the other alternatives.

For the Carroll Canyon Commercial Center Project, the No Project/No Build alternative would be selected as the environmentally superior alternative, as the No Project/No Build alternative would result in less environmental effects. Similarly, the No Project/Business-Light Industrial Park alternative would also be environmentally superior to the proposed project as it, too, would result in less impacts to the proposed project. However, neither of these alternatives would meet any of the project objectives.

Because CEQA requires that, if the No Project alternative is selected as environmentally superior, then the EIR shall also identify an environmentally superior alternative among the other alternatives, the Reduced Intensity alternative would be selected as the environmentally superior alternative. The Reduced Intensity alternative would reduce the cumulatively significant environmental effects associated with the project. However, the Reduced Intensity alternative would not meet most of the project objectives.

Table 10-2. *Impact Comparison of Alternatives to Proposed Project*

Environmental Issue Area	Proposed Project	Alternative 1 – No Project/No Build	Alternative 2 – No Project/Business-Light Industrial Park	Alternative 3 – Reduced Intensity
Land Use	Requires amendments to the Scripps Miramar Ranch Community Plan and City General Plan. Requires Rezone. No significant environmental impacts.	Does not require amendments to the Scripps Miramar Ranch Community Plan and City General Plan. Does not require Rezone. No significant environmental impacts.	Does not require amendments to the Scripps Miramar Ranch Community Plan and City General Plan. Does not require Rezone. No significant environmental impacts.	Same as proposed project.
Transportation/ Traffic Circulation/Parking	Direct impact to one street segment and cumulative impacts to three intersections and two street segments.	Less direct impacts to street segment. Similar cumulative impacts for intersections; less cumulative impacts for street segments.	Less direct impacts to street segment. Similar cumulative impacts for intersections; less cumulative impacts for street segments.	Eliminates direct impacts to street segment. Reduced cumulative impacts for intersections; less cumulative impacts for street segments.
Visual Quality/ Neighborhood Character	No significant impacts	No significant impacts.	No significant impacts.	No significant impacts.
Air Quality	No significant impacts.	Less impacts, due to less ADT.	Less impacts, due to less ADT.	Less impacts, due to less ADT.
Global Climate Change	No significant impacts.	Less impacts, due to less ADT.	Less impacts, due to less ADT.	Less impacts, due to less ADT.
Energy	No significant impacts.	Same as proposed project.	Same as proposed project.	Same as proposed project.
Noise	Indirect impacts to off-site biological resources.	No indirect impacts to off-site biological resources, due to no additional grading or construction.	Same as proposed project.	Same as proposed project.
Biological Resources	Significant indirect impacts during construction.	No indirect impacts to off-site biological resources, due to no additional grading or construction.	Same as proposed project.	Same as proposed project.
Historical Resources	No significant impacts.	Same as proposed project.	Same as proposed project.	Same as proposed project.
Geologic Conditions	No significant impacts.	Same as proposed project.	Same as proposed project.	Same as proposed project.
Paleontological Resources	Potential impacts to unknown paleontological impacts, if grading occurs in the Lindavista Formation.	No impacts to unknown paleontological resources, due to no additional grading or construction.	Same as proposed project.	Same as proposed project.
Hydrology/Water Quality	No significant impacts.	Same as proposed project.	Same as proposed project.	Same as proposed project.
Health and Safety	No significant impacts.	Same as proposed project.	Same as proposed project.	Same as proposed project.
Public Services and Facilities	No significant impacts.	Same as proposed project.	Same as proposed project.	Same as proposed project.
Public Utilities	No significant impacts.	Same as proposed project.	Same as proposed project.	Same as proposed project.

Environmental Issue Area	Proposed Project	Alternative 1 – No Project/No Build	Alternative 2 – No Project/Business-Light Industrial Park	Alternative 3 – Reduced Intensity
Cumulative Effects	Cumulatively significant impacts associated with traffic.	Potentially less impacts associated with cumulative traffic.	Potentially less impacts associated with cumulative traffic.	Potentially less impacts associated with cumulative traffic.

11.0 MITIGATION MONITORING AND REPORTING PROGRAM

CEQA, Section 21081.6, requires that a mitigation monitoring and reporting program (MMRP) be adopted upon certification of an EIR to ensure that the mitigation measures are implemented. The mitigation monitoring and reporting program specifies what the mitigation is, the entity responsible for monitoring the program, and when in the process it should be accomplished.

The proposed project is described in the Carroll Canyon Commercial Center EIR. The EIR, incorporated herein as referenced, focused on issues determined to be potentially significant by San Diego. The issues addressed in the EIR include land use, transportation/traffic circulation/parking, visual quality and neighborhood character, air quality, global climate change, energy, noise, biological resources, geology and soils, paleontological resources, hydrology/water quality, health and safety, public utilities, and public facilities and services.

PRC section 21081.6 requires monitoring of measures proposed to mitigate significant environmental effects. Issues related to transportation/traffic circulation/parking, noise (biology), biological resources, and paleontological resources were determined to be potentially significant and require mitigation as described in this EIR. With the exception of cumulative impacts assciated with transportation/traffic engineering, all issues will be fully mitigated to below a level of significance with implementation of mitigation measures. The environmental analysis concluded that, because completion of some circulation improvements relies on funding by others, the cumulative impact may not be fully mitigated. Therefore, project approval would require adoption of a Statement of Overriding Consideration for the project.

The mitigation monitoring and reporting program for the proposed project is under the jurisdiction of San Diego and other agencies as specified in the table below. The mitigation monitoring and reporting program for the proposed project addresses only the issue areas identified above as potentially significant. The following is an overview of the mitigation monitoring and reporting program to be completed for the project.

11.1 Monitoring Activities

Monitoring activities would be accomplished by individuals identified in the attached MMRP table. While specific qualifications should be determined by San Diego, the monitoring team should possess the following capabilities:

- Interpersonal, decision-making, and management skills with demonstrated experience in working under trying field circumstances;
- Knowledge of and appreciation for the general environmental attributes and special features found in the project area;
- Knowledge of the types of environmental impacts associated with construction of cost-effective mitigation options; and
- Excellent communication skills.

11.2 Program Procedures

Prior to any construction activities, meetings should take place between all the parties involved to initiate the monitoring program and establish the responsibility and authority of the participants. Mitigation measures that need to be defined in greater detail would be addressed prior to any project plan approvals in follow-up meetings designed to discuss specific monitoring effects.

An effective reporting system must be established prior to any monitoring efforts. All parties involved must have a clear understanding of the mitigation measures as adopted and these mitigations must be distributed to the participants of the monitoring effort. Those that would have a complete list of all the mitigation measures adopted by San Diego would include San Diego and its Mitigation Monitor. The Mitigation Monitor would distribute to each Environmental Specialist and Environmental Monitor a specific list of mitigation measures that pertain to his or her monitoring tasks and the appropriate time frame that these mitigations are anticipated to be implemented.

In addition to the list of mitigation measures specified in the table below, the monitors would have mitigation monitoring report (MMR) forms, with each mitigation measure written out on the top of the form. Below the stated mitigation measure, the form shall have a series of questions addressing the effectiveness of the mitigation measure. The monitors shall complete the MMR and file it with the MMC Section following the monitoring activity. The MMC shall then include the conclusions of the MMR into an interim and final comprehensive construction report to be submitted to the City of San Diego. This report shall describe the major accomplishments of the monitoring program, summarize problems encountered in achieving the goals of the program, evaluate solutions developed to overcome problems, and provide a list of recommendations for future monitoring programs. In addition, and if appropriate, each Environmental Monitor or Environmental Specialist shall be required to fill out and submit a daily log report to the Mitigation Monitor. The daily log report would be used to record and account for the monitoring activities of the monitor. Weekly and/or monthly status reports, as determined appropriate, shall be generated from the daily logs and compliance reports and shall include supplemental material (e.g., memoranda, telephone logs, and letters).

11.3 Summary of Project Impacts and Mitigation Measures

A. GENERAL REQUIREMENTS – PART I Plan Check Phase (prior to permit issuance)

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.

2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "**ENVIRONMENTAL/MITIGATION REQUIREMENTS**."

3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

   http://www.sandiego.gov/development-services/industry/standtemp.shtml

4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.

5. **SURETY AND COST RECOVERY –** The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. GENERAL REQUIREMENTS – PART II Post Plan Check (After permit issuance/Prior to start of construction)

1. **PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants: **Not applicable.**

Note: Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.

CONTACT INFORMATION:

a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858-627-3200**

b) For Clarification of ENVIRONMENTAL REQUIREMENTS, applicant t is also required to call **RE and MMC at 858-627-3360**

2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) Number 240716 and/or Environmental Document Number 240716, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.

Note: Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.

3. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency: **Not Applicable**

4. **MONITORING EXHIBITS:** All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

5. **OTHER SUBMITTALS AND INSPECTIONS:** The Permit Holder/Owner's representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Traffic	Traffic Reports	Traffic Features Site Observation
Waste Management	Waste Management Reports	Waste Management Inspections
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

The following table (Table 11-1, *Mitigation Monitoring and Reporting Program*) summarizes the potentially significant project impacts and lists the associated mitigation measures and the monitoring efforts necessary to ensure that the measures are properly implemented. All the mitigation measures identified in the EIR are stated herein.

Table 11-1. *Mitigation, Monitoring, and Reporting Program*

Potential Significant Impact	Mitigation Measure(s)	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
Transportation/Traffic Circulation/Parking			
Impact 5.2-1. The proposed project would result in a direct and cumulatively significant impact to a segment of Carroll Canyon Road, from I-15 to the signalized project access.	**MM 5.2-1** Prior to the issuance of the first building permit, the owner/permittee shall assure by permit and bond the construction of a raised median along the project frontage to the satisfaction of the City Engineer and construction shall be completed and accepted by the City prior to issuance of first certificate of occupancy.	First Building Permit	City of San Diego
Impact 5.2-2. The proposed project would result in a cumulatively significant impact at the intersection of Carroll Canyon Road and Black Mountain Road.	**MM 5.2-2** Prior to the issuance of the first building permit, the owner/permittee shall pay a fair share of 12.4 percent toward the intersection portion of improvements T-6 and T-91 in the Scripps Miramar Ranch Public Facilities Finaincing Plan (PFFP) and not the entire segment.	First Building Permit	City of San Diego
Impact 5.2-3. The proposed project would result in a cumulatively significant impact at the intersection of Carroll Canyon Road and the I-15 southbound freeway ramps.	**MM 5.2-3** Prior to the issuance of the first building permit, the owner/permittee shall pay a fair share of 10.0 percent toward the PFFP improvement T-7A that has Transnet funding identified.	First Building Permit	City of San Diego
Impact 5.2-4. The proposed project would result in a cumulatively significant impact at the intersection of Carroll Canyon Road and the I-15 northbound freeway ramps.	**MM 5.2-4** Prior to the issuance of the first building permit, the owner/permittee shall assure by permit and bond the construction of a 14 foot wide approximately 425 foot long right turn lane extending from the west side of the project's signalized intersection/ driveway entrance westerly to the northbound freeway on-ramp to I-15 to the satisfaction of the City Engineer. Construction of the right turn lane shall be completed within 18 months after the issuance of a certificate of occupancy for the project.	First Building Permit	City of San Diego
Impact 5.2-5. The proposed project would result in a	**MM 5.2-4**	First Building	

cumulatively significant impact on the segment of Carroll Canyon Road between the project signalized access and Businesspark Avenue.	Prior to the issuance of the first building permit, the owner/permittee shall pay a fair share of 6.8 percent toward the cost of a raised median between the signalized project access and Businesspark Avenue and shall assure by permit and bond the construction of the short segment of the raised median just east of the signalized project access as conceptually shown in the Proposed Ultimate Striping Via Deferred Improvement Agreement exhibit by USA, Inc. 12/19/12, to the satisfaction of the City Engineer; and construction shall be completed and accepted by the City prior to issuance of the first certificate of occupancy. The cost of constructing the short segment of a raised median just east of the signalized project access will be credited towards the applicant's fair share responsibility of 6.8 percent for the eventual raised median between the signalized project access and Businesspark Avenue.	Permit	
Noise			
Potential indirect impacts due to construction activities to adjacent areas where raptors may nest, as well as other potential indirect impacts of noise on biological resources are considered significant.	See **MM 5.8.1** and **MM 5.8-2**, below.	See **MM 5.8.1** and **MM 5.8-2**, below.	See **MM 5.8.1** and **MM 5.8-2**, below.
Biological Resources			
Impact 5.8-1. Project construction noise may result in indirect impacts to nesting raptors, which would be considered a potentially significant impact.	**MM 5.8-1 Raptor Noise Mitigation (Indirect Impact).** a. Prior to the Issuance of Grading Permits Prior to issuance of grading permits a qualified biologist shall determine the presence or absence of occupied raptor nests within the project site, with written results including proposed mitigation measures, submitted to the ADD Environmental designee of LDR prior to the preconstruction meeting. b. Prior to Start of Construction If active raptor nests are detected, the report shall include mitigation in conformance with the City's	Grading Permit	City of San Diego

	Biology Guidelines (i.e. appropriate buffers, monitoring schedules, etc.) to the satisfaction of the ADD of the LDR. Mitigation requirements determined by the project biologist and the ADD of LDR shall be incorporated into the project's Biological Construction Monitoring Exhibit (BCME) and monitoring results incorporated in to the final biological construction monitoring report. c. During Construction 1. If raptor nests are discovered during construction activities, the biologist shall notify the Resident Engineer (RE). 2. The RE shall stop work in the vicinity of the nests. The qualified biologist shall mark all pertinent trees and delineate the appropriate "no construction" buffer area as determined by a qualified biologist. - Raptors measure 1.B. (above), around any nest sites, satisfactory to the ADD Environmental designee of LDR. The buffer shall be maintained until the qualified biologist determines, and demonstrates in a survey report satisfactory to the ADD Environmental designee of LDR that any young birds have fledged. D. Post Construction 1. The biologist shall be responsible for ensuring that all field notes and reports have been completed, all outstanding items of concern have been resolved or noted for follow up, and that focused surveys are completed, as appropriate. 2. Within three months following the completion of monitoring, two copies of the Final Biological Monitoring Report (even if negative) and/or evaluation report, if applicable, which describes the results, analysis, and conclusions of the Biological Monitoring Program (with appropriate graphics) shall be submitted to Mitigation		

	Monitoring Coordination (MMC) for approval by the ADD Environmental designee of LDR: 3. This report shall address findings of active/inactive nests and any recommendations for retention of active nest, removal of inactive nests and mitigation for offsetting loss of breeding habitat. 4. MMC shall notify the RE of receipt of the Final Biological Monitoring Report.		
Paleontological Resources			
Impact 5.10-1. The proposed project could result in direct impacts to paleontological resources as a result of grading, if grading occurs within the Very Old Terrace Deposits.	**MM 5.10-1 I. Prior to Permit Issuance** A. Land Development Review (LDR) Plan Check 1. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents. B. Letters of Qualification have been submitted to ADD 1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines. 2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological	Prior to Notice to proceed for any construction permits, including but not limited to, the first Grading permit, Demolition Plans/permits, but prior to the first pre-construction meeting	San Diego

	monitoring of the project. 3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program. **II. Prior to Start of Construction** A. Verification of Records Search 1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed. 2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities. B. PI Shall Attend Precon Meetings 1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor. a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon		

	Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring. 2. Identify Areas to be Monitored Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation). 3. When Monitoring Will Occur a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur. b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present. **III. During Construction**		

	A. Monitor Shall be Present During Grading/Excavation/ Trenching 1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities.** 2. The monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion)**, and in the case of ANY discoveries. The RE shall forward copies to MMC. 3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present. B. Discovery Notification Process 1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate. 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.		

	3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible. C. Determination of Significance 1. The PI shall evaluate the significance of the resource. a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI. b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered. d. The PI shall submit a letter to MMC indicating that fossil		

	resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required. **IV. Night and/or Weekend Work** A. If night and/or weekend work is included in the contract 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting. 2. The following procedures shall be followed. a. No Discoveries In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSVR and submit to MMC via fax by 9am on the next business day. b. Discoveries All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction. c. Potentially Significant Discoveries If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed. d. The PI shall immediately contact MMC, or by 8AM the following morning to report and discuss the findings as indicated in Section III-B, unless other specific		

	arrangements have been made. B. If night work becomes necessary during the course of construction 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin. 2. The RE, or BI, as appropriate, shall notify MMC immediately. C. All other procedures described above shall apply, as appropriate. **V. Post Construction** A. Submittal of Draft Monitoring Report 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative) which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report. b. Recording Sites with the San Diego Natural History Museum The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such		

	forms to the San Diego Natural History Museum with the Final Monitoring Report. 2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report. 3. The PI shall submit revised Draft Monitoring Report to MMC for approval. 4. MMC shall provide written verification to the PI of the approved report. 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals. B. Handling of Fossil Remains 1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued. 2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate C. Curation of fossil remains: Deed of Gift and Acceptance Verification 1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution. 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC. D. Final Monitoring Report(s) 1. The PI shall submit two copies of the		

	Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved. 2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.		

12.0 REFERENCES

A list of the reference materials consulted in the course of the EIR's preparation is included in this section.

- BLUE Consulting Group. *Biological Assessment for the Carroll Canyon Commercial Center Redevelopment Project* (April 4, 2013)
- Federal Aviation Administration. *Determinations of No Hazard to Air Navigation.* (August 22, 2012).
- Fuscoe Engineering. *Hydromodification Management Study – Carroll Canyon Commercial Center.* (July 2012).
- Fuscoe Engineering. *Preliminary Sewer Study – Carroll Canyon Commercial Center.* (July 2012).
- Fuscoe Engineering. *Preliminary Hydrology Study – Carroll Canyon Commercial Center.* (July 2012).
- Fuscoe Engineering. *Water Quality Technical Report – Carroll Canyon Commercial Center.* (July 11, 2012).
- GEOCON, Inc. *Soil and Geologic Reconnaissance – Carroll Canyon Road Commercial Center.* (July 11, 2012).
- KLR Planning. *Collocation/Conversion Suitability Analysis.* (January 11, 2013).
- KLR Planning. *Waste Management Plan.* (February 2013)
- Lnd Consulting, Inc. *Noise Study – Carroll Canyon Commercial Development.* (April 9, 2013).
- LOS Engineering, *Carroll Canyon Commercial Center Draft Traffic Impact Analysis* (April 18, 2013)
- San Diego, City of. *Carroll Canyon Community Plan Amendment Environmental Impact Report.* (July 27, 1994)
- San Diego, City of. *Casa Mira View Environmental Impact Report.* (August 27, 2008)
- San Diego, City of. *Casa Mira View 2 Draft Mitigated Negative Declaration.* (August 10, 2012)
- San Diego, City of. *Erma Road Mitigated Negative Declaration.* (July 30, 2009)
- San Diego, City of. *Fenton-Carroll Canyon Technology Center Environmental Impact Report.* (November 16, 2001)
- San Diego, City of. *General Plan.* (March 2008).
- San Diego, City of. *Development Services Department, Significance Determination Thresholds.* (January 2011).
- San Diego, City of. *Land Development Code.*
- San Diego, City of. *Scripps Miramar Ranch Community Plan.*
- San Diego, City of. *MSCP Subarea Plan.* (1997).
- San Diego, City of. *Environmental Impact Report Guidelines* (1992; Revised 2005).

- San Diego Community College District. *Miramar College Facilities Master Plan Draft Mitigated Negative Declaration.* (October 3, 2005)
- Scientific Resources Associated. *Air Quality Technical Report for the Carroll Canyon Commercial Center Project.* (June 2012).
- Scientific Resources Associated. *Greenhouse Gas Evaluation for the Carroll Canyon Commercial Center Project.* (June 26, 2012).
- Ultrasigns. *Carroll Canyon Center Sign Program.* (August 9, 2013).

13.0 INDIVIDUALS AND AGENCIES CONSULTED

Agencies and individuals contacted during preparation of the EIR are identified in this section.

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14.0 CERTIFICATION

This document has been completed by the City of San Diego's Environmental Analysis Section, under the direction of the Development Services Department Environmental Review Manager. This Program EIR is based on independent analysis and determination made pursuant to the San Diego Land Development Code Section 128.0103.

Provided below is a list of City of San Diego staff, as well as the environmental and technical consultants, who assisted in preparing this document.

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CARROLL CANYON COMMERCIAL CENTER TRANSPORTATION IMPACT STUDY

LOS Engineering

- Justin Rasas, RCE, RTE

AIR QUALITY TECHNICAL REPORT

Scientific Resources Associated

- Valorie Thompson, PhD

NOISE ANALYSIS

Ldn Consulting, Inc.

- Jeremy Loudin

BIOLOGICAL SURVEY REPORT

BLUE Consulting, Inc.

- Mike Jefferson

HYDROLOGY/HYDROMODIFICATION STUDY

Fuscoe Engineering

- Michael Wolfe, R.C.E.
- Bryan Smith, P.E., Q.S.D.

PRELIMINARY WATER QUALITY TECHNICAL REPORT

Fuscoe Engineering

- Michael Wolfe, R.C.E.
- Bryan Smith, P.E., Q.S.D.

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